

## Kendal

£2,100 pcm

1 Bannel Head  
Windermere Road  
Kendal  
Cumbria  
LA9 5SA

A rare opportunity to rent a luxury ground floor apartment in desirable Bannel Head. The property offers a spacious drawing room, two large double bedrooms with master en-suite, kitchen and two allocated parking spaces.

- Superb Two Bedroom Apartment
- Exceptionally Spacious Drawing Room
- Modern Kitchen with Breakfast Area
- Two Double Bedrooms with Master EnSuite
- Two Allocated Parking Spaces
- Furnishings Available at Additional Cost
- Pets at Landlords Discretion
- No Smokers or Sharers
- Council Tax Band - D
- Available Now & Long Term

Property Ref: KR0948





## Kitchen

**Location:** Leave Kendal on Windermere Road. At Plumgarths roundabout take the 3rd exit towards Windermere, after 0.2 miles take the left junction into the gated entrance stating private. Continue up the drive and the flat will be directly in front of you.

**What3Words:** ///rarely.articulated.basically

**Furnishings:** This property is offered unfurnished but furnishings are available at an additional cost. Washing machine left on a no repair/replacement basis.

**Services:** Mains Electric, LPG Gas, Water (Metered) and Shared Septic Tank (Landlords Responsibility). Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh – Kendal Office.

**Ongoing Tenancy Management:** Upon tenancy commencement the property will directly managed by the landlord.

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise.

All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term.

The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

**Pets:** Pets are unable to be accepted at this property. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>



Drawing Room

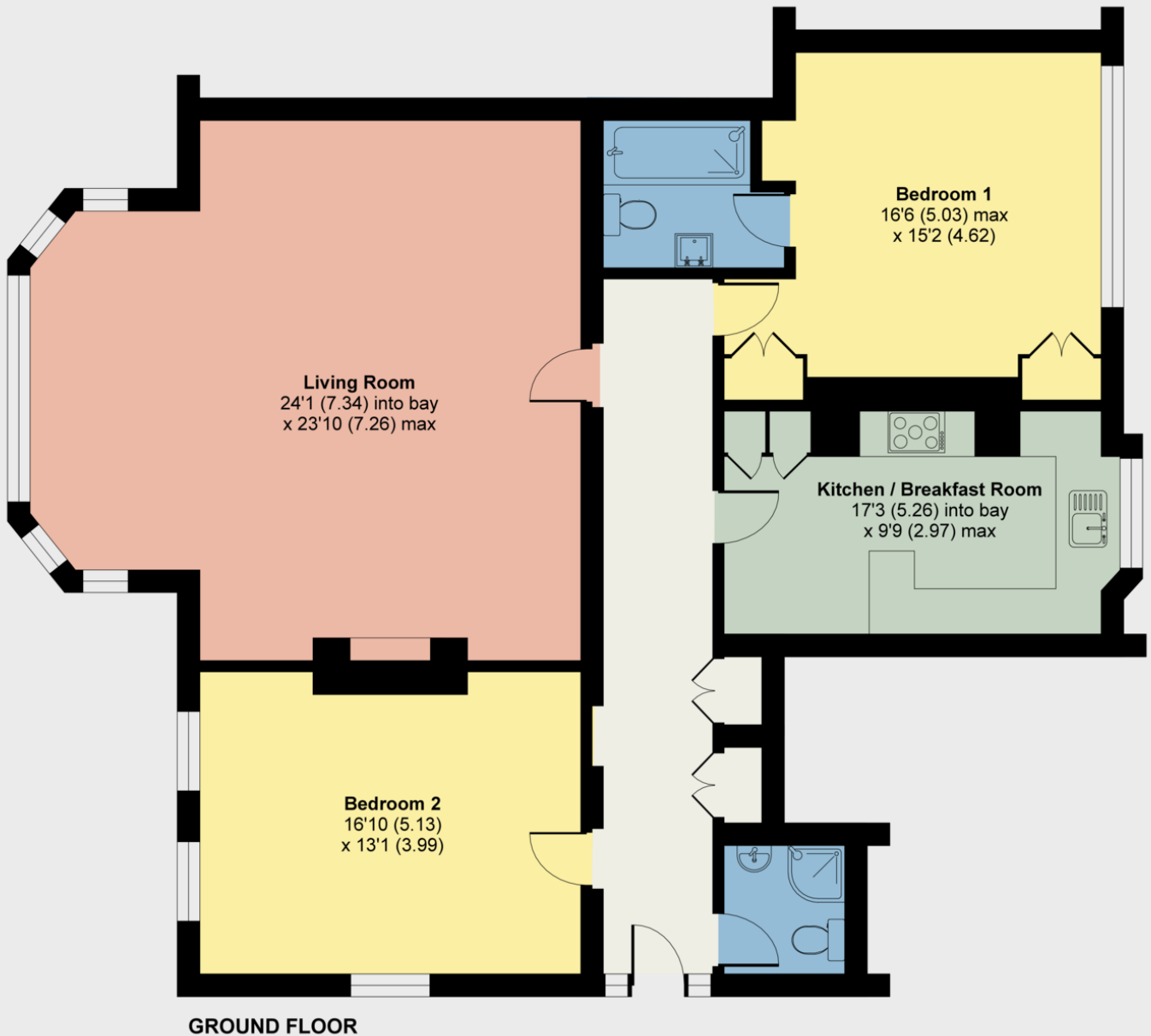


Property Entrance

# Bannel Head, Windermere Road, Kendal, LA9

Approximate Area = 1434 sq ft / 133.2 sq m

For identification only - Not to scale



Windermere Road Kendal - Ref: KR0948



Floor plan produced in accordance with RICS Property Measurement Standards incorporating the 2018 edition of the Code of Measuring Practice for Residential Valuations, published in 2018.

Property particulars are provided as a guide only. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.