



Kendal

£675 pcm

Flat 5

31-37 Stramongate
Kendal
Cumbria
LA9 4BH

One bedroom top floor apartment with well planned spacious layout, in a convenient town centre location. Living room, fitted dining kitchen with built-in appliances, bathroom with shower over bath.

- Modern Top Floor Apartment
- Central Town Centre Location
- Spacious Lounge
- Modern Fitted Kitchen
- Large Double Bedroom
- Unfurnished
- No Smokers
- Not Suitable for Pets
- Council Tax Band - A
- Available Soon

Property Ref: KR0488

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Lounge

Location: Entering Kendal on Windermere Road go down the hill and follow the road round to the left onto Sandes Avenue and stay in the right hand lane. Turn right at the traffic lights onto Blackhall Road. Follow the road round the start of the one way system staying in the right hand lane and coming back on yourself. Rejoin Blackhall Road and the property will be on your left hand side at the junction with Stramongate.

Furnishings: This property is offered unfurnished.

Services: Mains Electric, Water (Metered) and Drainage. 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 Hackney & Leigh.

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, 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 external space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

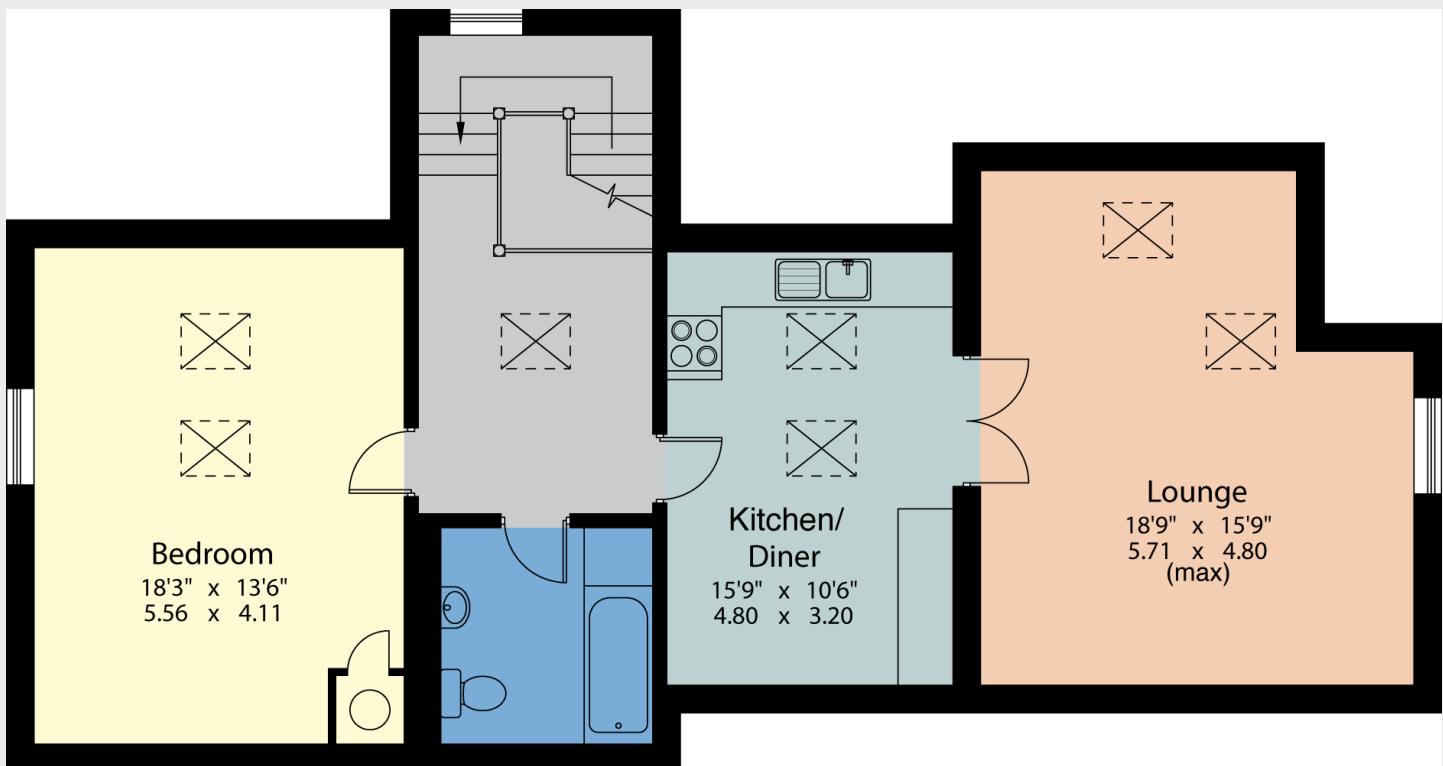
Insurance: It is the Tenants' responsibility to insure their own



Kitchen-Diner



Bedroom



Approx Gross Floor Area = 925.4 Sq. Feet
= 85.8 Sq. Metres

For illustrative purposes only. Not to scale.

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Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. 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.