

## Kendal

**£800 pcm**

Flat 2 Albion Buildings  
Sandes Avenue  
Kendal  
Cumbria  
LA9 4LL

A beautifully presented, conveniently located, first floor, one bedroom apartment. Comprising; open plan living area and kitchen, double bedroom and shower room.

- Newly Converted First Floor Apartment
- Spacious Open Plan Living Area
- Contemporary Fitted Kitchen
- Double Bedroom and Attractive Shower Room
- Excellent Town Centre Location
- Unfurnished
- No Smokers or Sharers
- Not Suitable For Pets or Children
- Council Tax Band A
- Available Soon and Long Term

Property Ref: KR0973





**Location:** Located in the main town centre. Proceed down Sandes Avenue turning left directly after Home Designs by the traffic lights. The grey entrance door to the flats is in the left hand corner of the courtyard accessed via a small set of steps.

**Services:** Mains Electric, Water & Drainage

**Utility Bills:** The electric supply is sub-metered so the landlord/agent will provide an invoice monthly to the tenants based on the unit usage charge as per the supplier. Water & Drainage charges will be charged at £25pcm.

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

**Ongoing Management:** This property will continue to be managed by Hackney & Leigh after the tenancy starts.

**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 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>

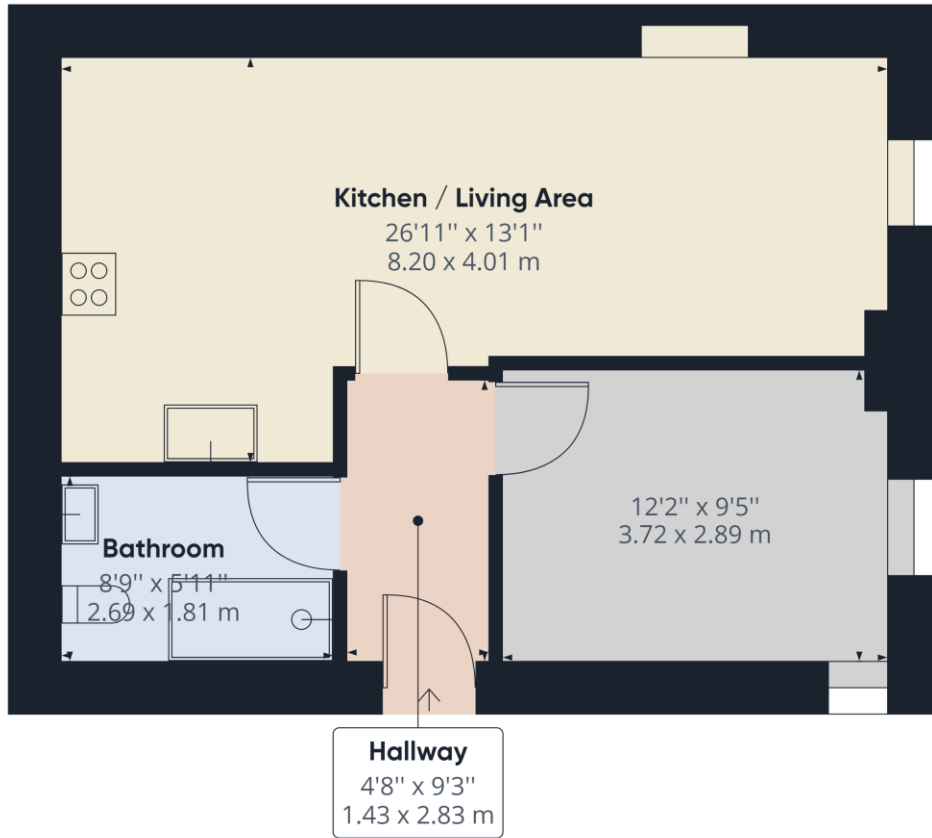
For a Viewing Call 01539 792035



Open Plan Living Area



Open Plan Living Dining Area



**Approximate total area<sup>(1)</sup>**  
 522.91 ft<sup>2</sup>  
 48.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Sandes Avenue Kendal - Ref: KR0973

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.