



Kendal

£995 pcm

4 Drysalters Yard
Kendal
Cumbria
LA9 6DB

A fantastic opportunity to rent a two bedroom apartment in central Kendal. Offered furnished, the well presented apartment has a spacious lounge with balcony, modern fitted kitchen & bathroom along with one allocated parking space.

- Two Bedroom First Floor Apartment
- Great Central Location
- Spacious Lounge with Balcony
- Fitted Kitchen With Main Appliances
- Bathroom with Shower Over Bath
- Offered Furnished But May Remove by Negotiation
- Pets are Unable to Be Accepted due to Building Lease
- No Sharers or Smokers
- Council Tax Band. - TBC
- Available Early January 2026 & Long Term,

Property Ref: KR1190

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Spacious Lounge

Location: The development can be found by way of Sandes Avenue, continue round Station Road, turning right onto Wildman Street then first left onto Castle Street and then left into Ann Street. Follow the road down and Drysalters is then found on your right.

What3Words: ///rice.tape.saving

Furnishings: The property is offered furnished which includes items as photographed. A physical viewing of the property is required. The landlords may consider removing some items by negotiation. Integrated fridge Landlord responsibility, fridge offered on a no repair or replacement basis.

Services: 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 be 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.

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 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>

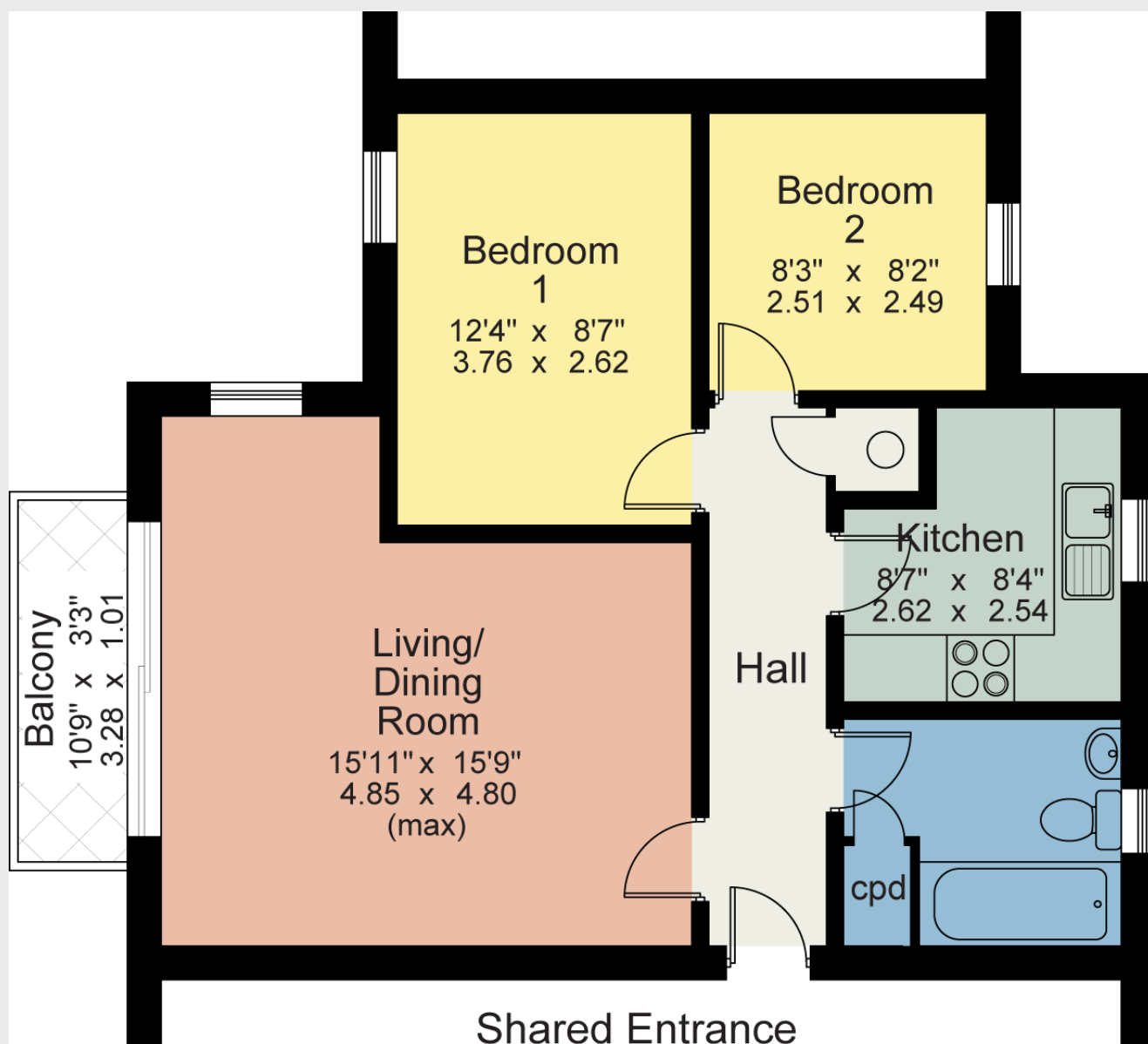
For a Viewing Call 01539 792035



Bathroom



Kitchen



Approx Gross Floor Area = 653 Sq. Feet
(Including Balcony) = 60.53 Sq. Metres

For illustrative purposes only. Not to scale.

4 Drysalters Yard, Kendal - Ref: KR1190

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.