



Kendal

£725 pcm

Flat 8 Yard 119

Highgate

Kendal

Cumbria

LA9 4EN

A modern one bedroom flat with mezzanine bedroom in a great location within Kendal Town Centre. Comprising; open plan living area, one double bedroom & shower room.

- Modern Flat with Mezzanine Bedroom
- Open Plan Living Area
- Mezzanine Bedroom & Shower Room
- Parking Space Available at Extra Cost & by Separate Agreement
- Convenient Central Location
- Unfurnished
- Not Suitable for Pets
- No Smokers or Sharers
- Council Tax Band - A
- Available Mid January & Long Term

Property Ref: KR0835





Living Room

Location: Situated just off Highgate being close to the centre of the town, the Brewery Arts Centre and all amenities. The property can be found by proceeding through an arched gateway to the right of Coleman & Coleman hairdressers. Continue through into the courtyard and the steps to the flat are straight ahead.

What3Words: ///bridge.dent.obey

Furnishings: This property is offered unfurnished. Washing machine and fridge freezer included on non repair or replacement basis.

Services: Mains Electric, Gas, Water and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband>.

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 refundable 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 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>

Note: Option to rent a parking space nearby for £50pcm, please ask for further information.

Note: Photographs taken prior to current tenancy. Presentation/decoration may differ on viewing.

For a Viewing Call 01539 792035



Living Room Open to Kitchen



Bedroom



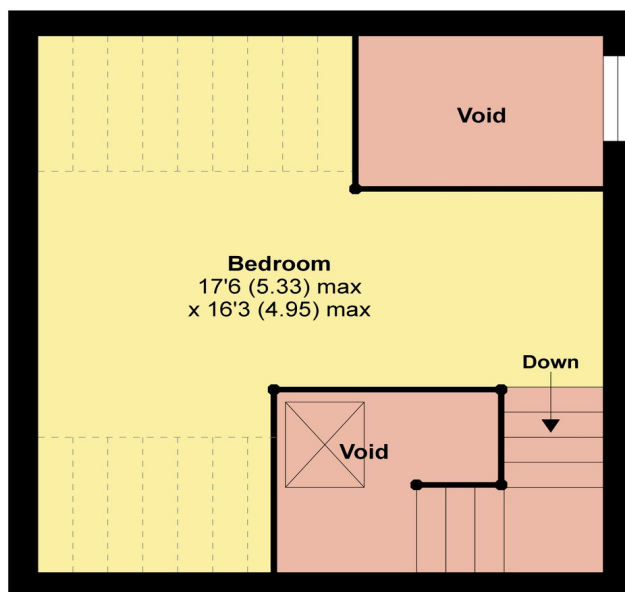
Highgate, Kendal, LA9

Approximate Area = 410 sq ft / 38.1 sq m (excludes void)

Limited Use Area(s) = 71 sq ft / 6.6 sq m

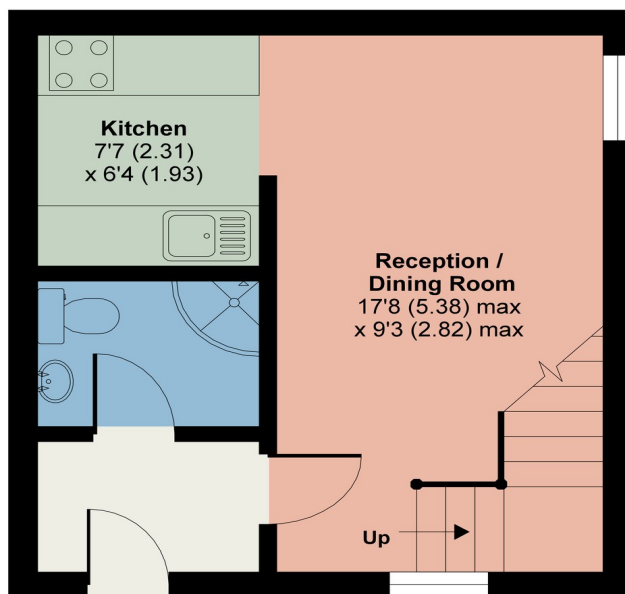
Total = 481 sq ft / 44.7 sq m

For identification only - Not to scale



Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
Produced for Hackney & Leigh. REF: 742193

Highgate Kendal - Ref: KR0835

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.