

## Kendal

**£1,390 pcm**

Apartment 2 High School  
House  
Thorny Hills  
Kendal  
Cumbria  
LA9 7AF

A beautifully presented first floor two-bedroom apartment located in a prestigious development, conveniently situated just a short walk from Kendal town centre. Offered fully furnished comprising a spacious lounge/dining room, well-equipped kitchen, two double bedrooms, master en suite and a modern shower room. Garage included..

- Luxury First Floor Apartment
- Spacious Lounge and Kitchen with Appliances
- Two Double Bedrooms, Master Ensuite and Shower Room
- WIFI and TV License Included in Rent
- Superb Location with River Views
- Furnished
- Pets Not Permitted Due to Lease
- No Smokers or Sharers
- Council Tax Band- E
- Available Mid April

Property Ref: KR0836





## Spacious Lounge

**Location:** From Kendal Town Centre follow the one way system onto Sandes Avenue. Continue round Station Road turning right onto Wildman Street and then first left onto Castle Street. Take the first right alongside St George's Church then proceed onto Thorny Hills and follow the road down to the end, parking at the far end. Go through the archway to the rear courtyard and the entrance for the flat is found on your left hand side.

**Furnishings:** The property is offered furnished as seen minus some personal effects. Appliances include oven, induction hob, fridge, dishwasher and washing machine included as Landlord responsibility.

**Services:** Mains Electric, Gas, Water (Metered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en-g>. Wifi and Tv License are to be included in the rent.

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

**Ongoing Tenancy Management:** Upon tenancy commencement the property will be 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, 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 due to the header lease.

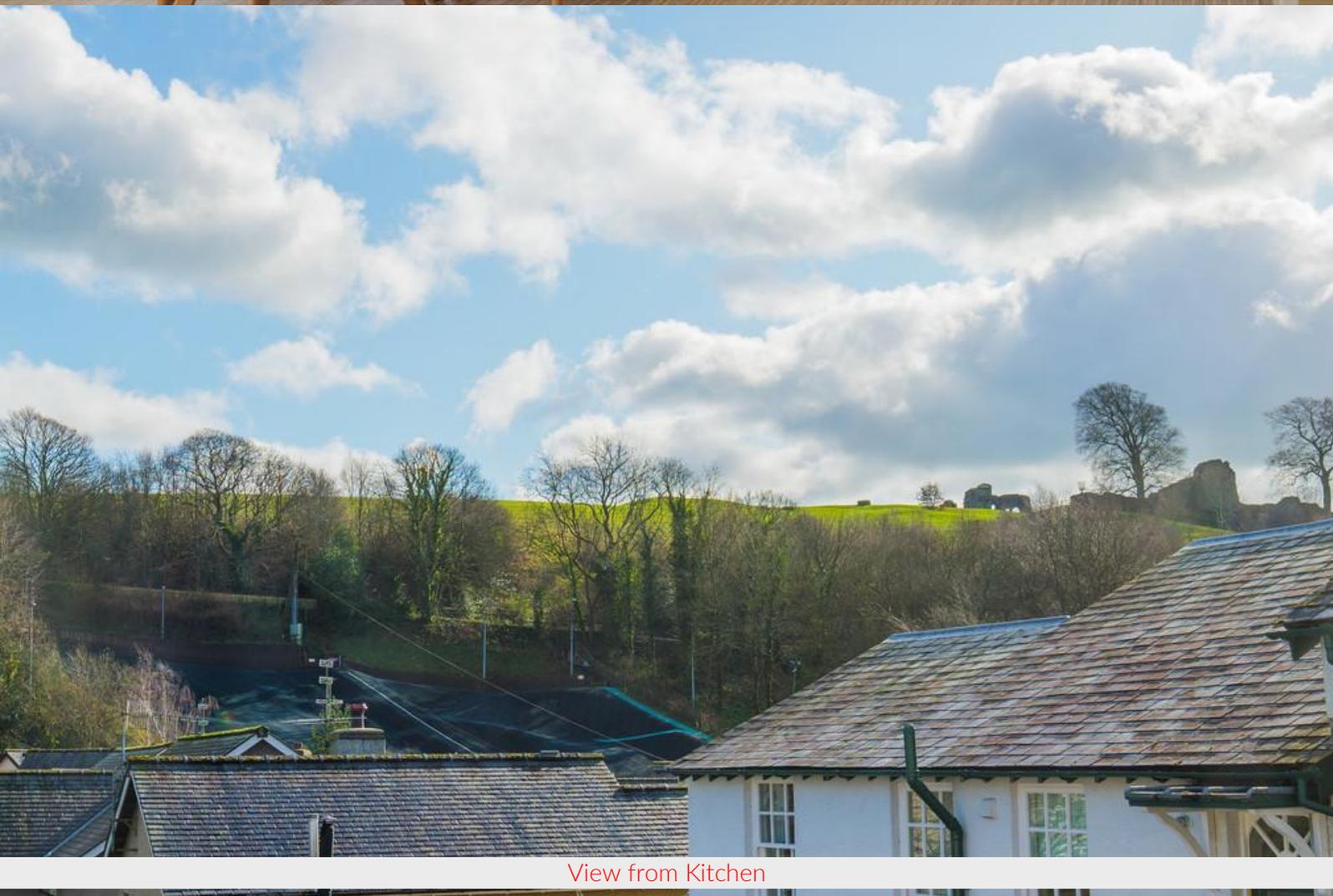
**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**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>



Kitchen



View from Kitchen



Total area: approx. 120.7 sq. metres (1299.5 sq. feet)

For illustrative purposes only. Not to scale. REF: KR0836

Thorny Hills, Kendal - Ref: KR0836

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.