

Kendal

£995 pcm

7 Rosemary Lane
Kendal
Cumbria
LA9 4NP

A three bedroom, mid terrace house with enclosed rear garden conveniently located for the town centre. Comprising living room, breakfast kitchen, three bedrooms and four piece bathroom arranged over three floors.

- Mid Terraced House
- Living Room, Breakfast Kitchen
- Three Bedrooms, Four Piece Bathroom
- Enclosed Rear Garden
- Convenient Central Location
- Unfurnished
- No Smokers
- No Sharers
- Council Tax Band - B
- Available Soon & Long Term

Property Ref: KR1209

3 1 1 TBC

Location: Approaching on foot From the Town Hall walk up Allhallows Lane and at the junction and turn right onto Low Fellside. Continue along the road and keep left onto Middle Lane. Continue across the pedestrian area, past the trees and then turn left heading up the hill and then right into Rosemary Lane.

What3Words: ///bottom.remove.locker

Furnishings: This property is offered mainly unfurnished. Wardrobe and free standing fridge freezer included on a non repair or replacement basis.

Services: Mains Electric, Gas, Water (Unmetered) 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, on our website and will be e-mailed automatically following a viewing to the e-mail address provided. An application form should be completed for any intended occupants aged 18 yrs and above . Upon acceptance of an application the payment of the Holding Deposit (one weeks rent) is required, payable either by debit or credit card or bank transfer. 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 an Assured Periodic Tenancy Agreement (APT). The tenancy continues on a rolling periodic basis until either party serves notice to terminate the agreement. To end the tenancy a tenant is required to provide a minimum of two month's notice, to end on the last day of a rent period. The landlord is required to serve a Section 8 notice to bring the tenancy to an end, using the relevant grounds for repossession.

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 after the APT has been signed, but prior to the tenancy start date and keys being released. Please Note: It is NOT possible to use the deposit as rent for the final month.

Pets: An applicant is required to advise if they have pets, and their application must be fairly considered. 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. If a pet is accepted the landlord is permitted to request that the tenant has the relevant pet insurance in place in order to protect the property.

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.



Living Room



Kitchen



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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.