



Kendal

£825 pcm

11 Aikrigg Avenue
Kendal
Cumbria
LA9 6DY

A spacious two double bedroom property, offered with some furnishings. Comprising; lounge with gas stove, kitchen, second reception room and a part decked rear yard. Children Welcome. Pets at LL's Discretion. CTB-C. Available Soon & Long Term.

- Two Bed Mid-Terraced Property
- Two Spacious Reception Rooms
- Bathroom with Shower Over Bath
- On Road Parking
- Some Furnishings
- Rear Enclosed Yard
- Pets at Landlords Discretion
- No Smokers
- Council Tax Band C
- Available Mid August & Long Term

Property Ref: KR0287





Lounge

Location: Leaving Kendal along Burneside Road, turn right into Aikrigg Avenue immediately after going under the railway bridge and number 11 is located on the right hand side.

Furnishings: The property is offered with some furnishings which includes. Mirror on wall, pictures, chest of drawer in bathroom, cupboard in understair cupboard in bed two. There may be additional as landlord is currently staying at property

Services: Mains Electric, Gas, Water (Unmetered) and Drainage. Internet Speed: <https://checker.ofcom.org.uk/en>

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

Ongoing Tenancy Management: Upon tenancy commencement the property will 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 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: Higher rent may be payable where pets are permitted at the Landlords' discretion. 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>

For a Viewing Call 01539 792035



Dining Room



Bathroom

Aikrigg Avenue, Kendal, LA9

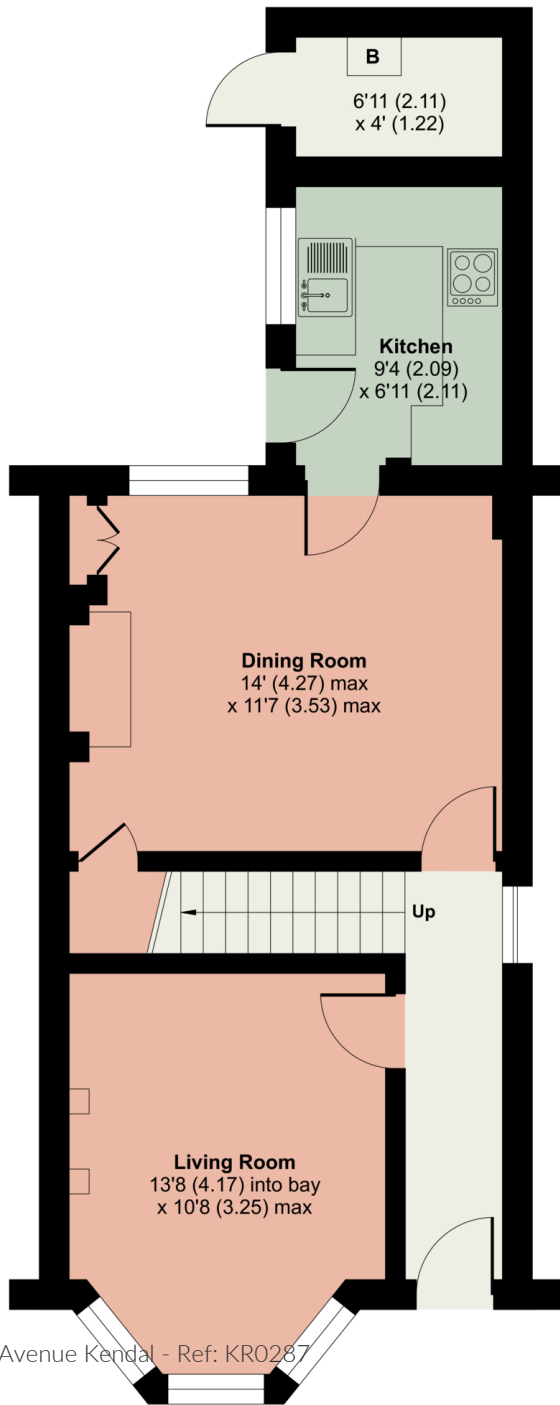
Approximate Area = 1003 sq ft / 93.1 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

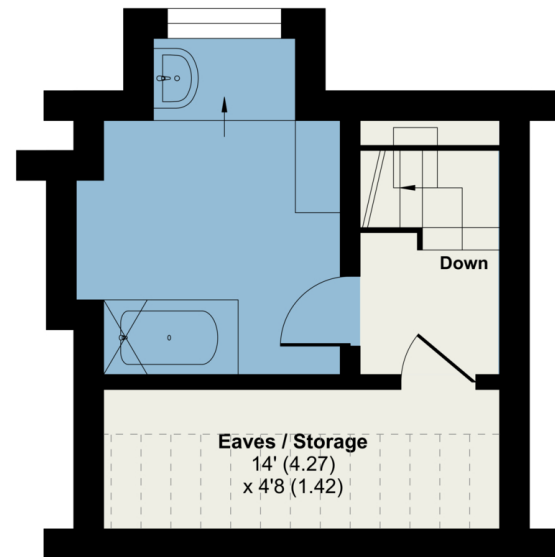
Outbuilding = 28 sq ft / 2.6 sq m

Total = 1072 sq ft / 99.5 sq m

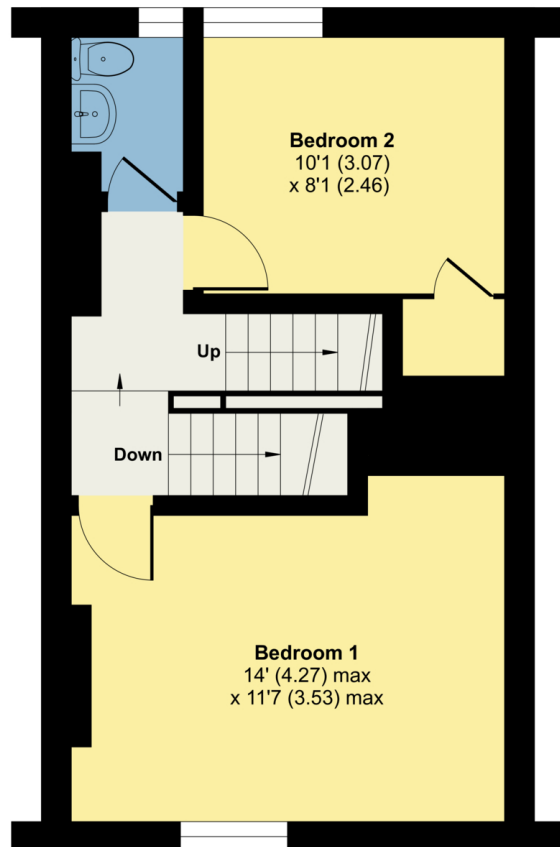
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height

11 Aikrigg Avenue Kendal - Ref: KR0287



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 797353

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contact us to confirm the property's availability, especially if travelling some distance.