



11 CHAPEL LANE

£500PCM

Kirkby Lonsdale LA6 2AL

A delightful, cosy and well presented open plan one bedroom lower ground floor apartment, right in the heart of Kirkby Lonsdale.

A small rear yard with space for a small table and chairs or just to store bikes and bins and allowing rear access into the town.

Available on an initial twelve month Assured Shorthold Tenancy. Long term tenants sought.

Mains water, electric and drainage. Electric heaters with electric effect stove and underfloor heating to the shower room. Council tax band A. EPC rating C.

- Dining kitchen and sitting area (4.5m x 3.8m);
- Kitchen area comprising modern wall and base units with breakfast bar. Integrated oven, hob and dishwasher. Freestanding fridge and space for washing machine.
- Sitting area with electric stove
- Bedroom area (3.9m x 3m) with built in double wardrobe and dressing/office area
- Shower room (2m x 1.4m) comprising walk in shower, wash basin and WC.

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estate agents



DIRECTIONS

From the Main Street, turn onto Chapel Lane (near Fat Face) and follow the lane towards the Post Office. 11 Chapel Lane is opposite the dentist with a light blue door.

Parking permits can be purchased for the local car parks in the town, for further information contact Westmorland and Furness Council.

TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, long term tenants sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. The property is not suitable for pets. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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