



## **II CHAPEL LANE**

## 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.

# £500PCM

- 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.

## Lane House, Kendal Road Kirkby Lonsdale Carnforth Lancashire LA6 2HH

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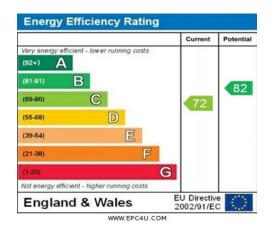




#### DIRECTIONS

From the Main Street, turn onto Chapel Lane (near Fat Face) and follow the lane towards the Post Office. II 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.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the