



## 6 TOWN END COURT

£850PCM

Natland LA9 7PZ

**Fully furnished** and ready to move straight into, a well appointed first floor two bedroom apartment within an attractive purpose built courtyard development in an edge of village setting. Convenient for Kendal, Oxenholme Station and M6 J36.

Communal garden with benches and established planted beds.

Available at the beginning of April on an Assured Shorthold Tenancy for an initial twelve months, long term tenants are sought.

Mains electric, water and drainage. Electric heating and double glazing. EPC rated C. Council Tax band C. Broadband connected.

- Entrance hall (5.5m x 2.3m) with airing, under eaves and broom cupboards
- Sitting room (5.0m x 4.0m) with dual aspect and electric fire
- Dining kitchen (5.3m x 2.1m) integral fridge, freezer, washing machine and dishwasher
- Bedroom 1 (3.9m x 3.2m) with fitted furniture
- Bedroom 2 (3.6m x 2.1m)
- Garage and parking for one car
- Outside drying space



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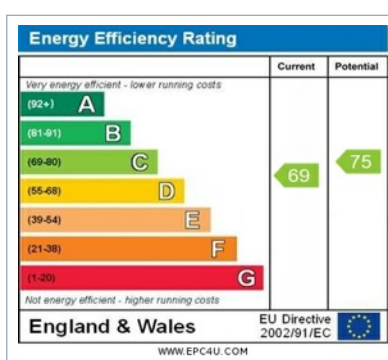
estate agents



## DIRECTIONS

From Junction 36 of the M6 motorway head towards Kendal on the A65. After driving through Endmoor and Barrows Green, take the first turning left signposted *Natland* onto Natland Road. Follow the road down into the village under the railway bridge. Upon reaching the village green, bear left and proceed until reaching the T junction. Turn left here, Town End Court is on the left through stone gateposts.

What3words reference */// burst.burst.many*



## TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, long term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to 5 weeks' rent.

## RESTRICTIONS AND APPLICATION

No smokers or sharers. The property is on residential development where pets are not permitted. 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 property.