



AYNAM ROAD, KENDAL
£895PCM

MILNE MOSER
SALES + LETTINGS

66 AYNAM ROAD
KENDAL
CUMBRIA
LA9 7DW



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PARKING

Well located for the restaurants, shops and cafes of Kendal town centre, this is a traditional mid terraced property with parking at the rear.

The accommodation is over three floors with an ensuite bedroom to the lower ground floor, two reception rooms and a modern kitchen on the ground floor and two bedrooms and bathroom to the first floor.

There are views across the river and traditional features throughout. The courtyard style area at the rear has been opened up to create off road parking has been created at the rear and there is space to sit out.

Available furnished or unfurnished from September 2022.

ACCOMMODATION

From Aynam Road, a couple of steps lead up to the traditional glazed front door and into:

ENTRANCE HALL

Attractive wood style flooring running through to the dining room, a ceiling light and cornicing. Stairs lead to the first floor.

LOUNGE

With views over the river Kent, the lounge has a double glazed bay window, radiator and a ceiling light. Television cabling.

DINING ROOM

A double glazed sash style window to the rear aspect. Ceiling light, radiator and built in alcove cupboards (housing the Ideal boiler). Open access to the kitchen and staircase leading down to the lower ground floor.

KITCHEN

Fitted with cream shaker style base and wall units, wood effect worktops and tiled splash backs. There is a stainless steel sink with drainer, electric hob with hood over and an electric oven. The free standing washing machine, dishwasher and upright fridge freezer are to stay. A double glazed window faces into the rear courtyard and there is an external door and a ceiling light.

LOWER GROUND FLOOR

A great third bedroom or work from home space, the lower ground floor has a double glazed window to the front, downlights to the ceiling and a radiator. Television and telephone points. Large walk in cupboard/wardrobe with a light.

ENSUITE

Fitted with a larger shower cubicle, WC and a pedestal wash hand basin. Downlights, an extractor and heated chrome towel rail.

LANDING

A split landing with a built in cupboard over the stairs, a ceiling light and access to the loft.

BEDROOM

The two double glazed sash windows face the front aspect and have a lovely view over the river. Two radiators, a ceiling light and slimline built in cupboard.

BEDROOM

The second double bedroom has a ceiling light, radiator and a double glazed sash window.

BATHROOM

A generous bathroom fitted with a white suite comprising bath with shower over, concealed cistern WC and a wash hand basin. Good sized cupboard with shelving, a wall heater and electric towel rail, radiator and a ceiling light. A part frosted double glazed sash window to the rear elevation.

EXTERNAL

To the front of the property is a gravelled area with space for pots if desired. At the rear is an open yard area providing off road parking for a couple of cars and/or space to sit out. There is a small outhouse/shed, external tap and light. Access to the parking is from Aynam Place or Nether Street.



FLOOR PLAN

GROUND FLOOR

LOUNGE	10' 4" x 13' 3" (3.15m x 4.03m) into bay window
DINING ROOM	10' 9" x 12' 5" (3.28m x 3.8m)
KITCHEN	8' x 9' 1" (2.43m x 2.76m)

LOWER GROUND FLOOR

BEDROOM	13' 2" x 13' 8" (4.01m x 4.16m)
ENSUITE	4' 10" x 7' 7" (1.47m x 2.32m)

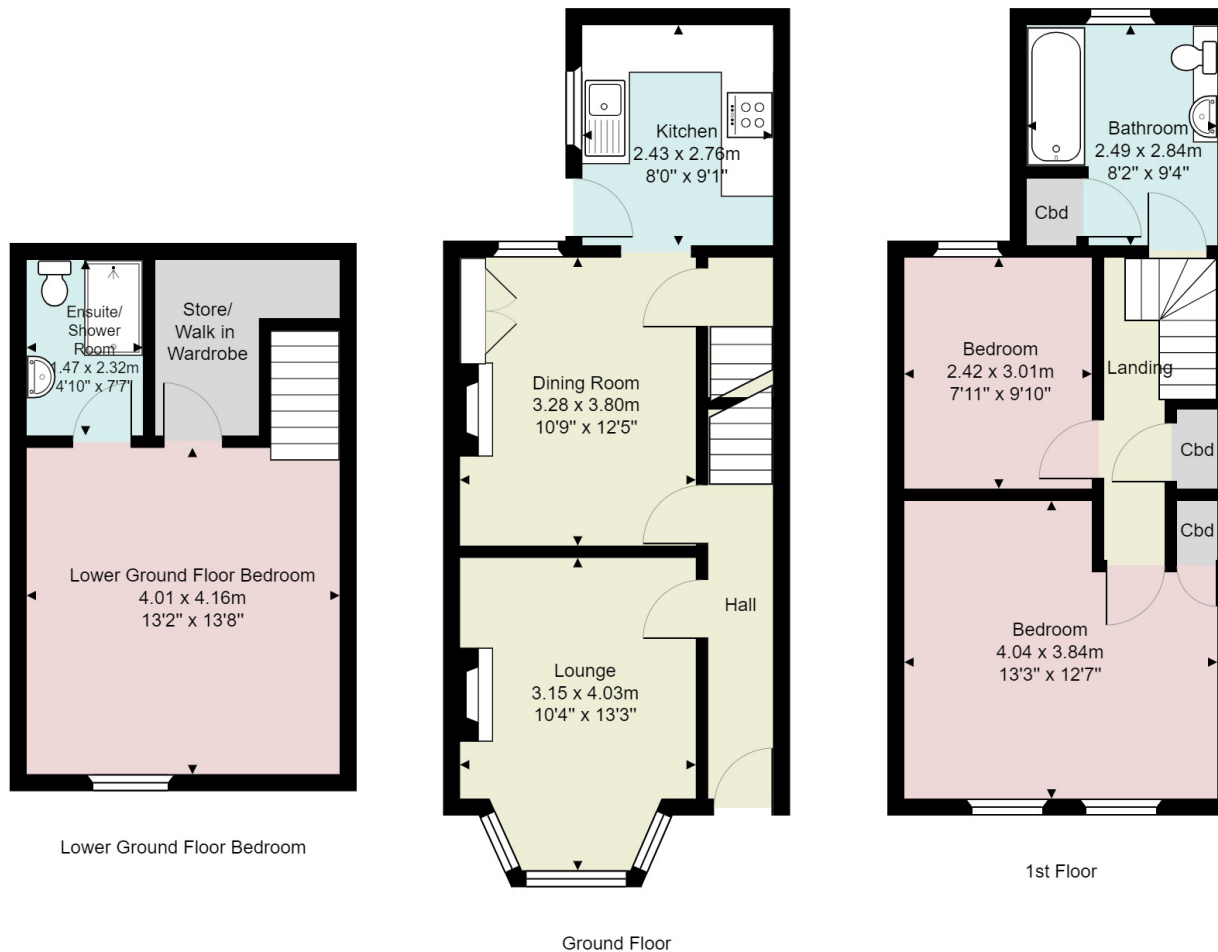
FIRST FLOOR

BEDROOM	13' 3" x 12' 7" (4.04m x 3.84m)
BEDROOM	7' 11" x 9' 10" (2.42m x 3.01m)
BATHROOM	8' 2" x 9' 4" (2.49m x 2.84m)

DIRECTIONS

Leaving Kendal on Aynam Road, number 66 is located two thirds of the way along just past Aynam Place.

[whats3words.com/stage.lung.lasts](https://www.whats3words.com/stage.lung.lasts)



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

ARRANGE A VIEWING

To arrange your viewing contact our Lettings Team:

100 Highgate, Kendal LA9 4HE

Telephone. 01539 725 582

Email. lettings@milnemoser.co.uk



GENERAL INFORMATION

MAINS SERVICES: Gas, Water, Electric and Drainage

COUNCIL TAX BAND: C

EPC GRADING: D

APPLYING FOR A TENANCY

Should you wish to apply for a tenancy, you should contact our Lettings Team for an application pack.

We recommend that all applicants read the Government's 'How to Rent' Guide – available at www.gov.uk/government/publications/how-to-rent

HOLDING DEPOSIT

In order to secure a property whilst the application procedure is completed, a Holding Deposit equal to 1 week's rent will be payable. This is calculated by monthly rent x 12 ÷ 52 and is payable to Milne Moser Property Limited.

Once the Holding Deposit is paid, the landlord and the tenant are expected to enter into the tenancy agreement within 15 calendar days. This date is called the Deadline for Agreement. The landlord and the tenant can agree to extend this date.

If an applicant fails referencing, the Holding Deposit will be paid to the applicant within 7 calendar days, save where:

1. If the applicant fails a Right to Rent check regardless of when the Holding Deposit was accepted;
2. If the applicant provides false or misleading information to Milne Moser Property Limited, or the landlord, which the landlord is reasonably entitled to consider in deciding whether to grant the tenancy because this materially affects their suitability to rent the property;
3. If the applicant notifies Milne Moser Property Limited or the landlord before the Deadline for Agreement that they have decided not to enter into the tenancy agreement;
4. If the tenant fails to take all reasonable steps to enter into a tenancy agreement;

5. If the tenant seeks to change the tenancy agreement after it has been signed, and the landlord refuses to make that change.

in which case, the Holding Deposit will be forfeit, and retained by Milne Moser Property Limited, on behalf of the landlord. A written explanation of why the Holding Deposit has been retained will be provided to the applicant within 7 calendar days of the decision being made.

SECURITY DEPOSIT

A Security Deposit equal to 5 weeks' rent will be payable to Milne Moser Property Limited, if the applicant successfully completes the referencing process.

Any money held by Milne Moser Property Limited as a Holding Deposit will be used towards payment of the Security Deposit.

The Security Deposit will be registered with the Deposit Protection Scheme within 30 days of the tenancy being signed and will be repaid to the Tenant at the end of the tenancy, subject to the property being left in a satisfactory condition/deduction of any contractual expenses.

RENT

Rent will be payable on the first day of the tenancy agreement and will be payable monthly, thereafter.

Properties are let on a fixed term Assured Shortly Tenancy, for a minimum term of 6 months. It is not possible to terminate the tenancy within this period and the tenant will be responsible for payment of the rent for the whole of the fixed term.

The tenant will also be responsible for all utility charges during the full term of the tenancy, including gas, electricity, oil, water and drainage, telephone and Council Tax. Charges for any other services connected to the property will also be payable by the tenant.

INSURANCE

The landlord will be responsible for insuring the building. The tenant will be responsible for insuring their own possessions for the full term of the tenancy.

PERMITTED PAYMENTS

In some circumstances, a Permitted Payment may be payable to Milne Moser Property Limited. These include:

- If the tenant requests a change to the tenancy agreement and the landlord agrees e.g. the keeping of a pet mid-tenancy/ change of sharer - £50 (inc. VAT);
- If rent is more than 14 days late, interest will be charged at 3% over the base rate of the Bank of England;
- Default fees for lost keys or other security devices (including locks). Where locks need to be replaced and locksmiths need to be called, tenants will be charged for replacement locks, locksmiths' fees and keys where necessary.
- In exceptional circumstances (such as an emergency) Milne Moser Property Limited may charge £15 per hour for time in dealing with the problem.
- Surrender of the tenancy mid-term – payment will cover the landlord's expenses in reletting the property, all rent outstanding until a new tenant is found (up to the maximum payable under the tenancy agreement)

HOW IS INTEREST CALCULATED ON RENT ARREARS?

Interest will be charged on the total amount outstanding, on a daily basis. For example:

£500 in arrears are outstanding for 30 days.

The current Bank of England base rate is 0.1%.

Interest rate applied: 3% + 0.1% = 3.1%

$£500 \times 0.031 = £15.50$

$£15.50 \div 365 = £0.0425$

$4.25p \times 30 \text{ days outstanding} = £1.28$

MILNE MOSER

SALES + LETTINGS

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These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties 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. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.