



10A COLLIN CROFT, KENDAL, CUMBRIA, LA9 4TH  
**£630 per month**

**MILNE MOSER**  
SALES + LETTINGS

# 10A COLLIN CROFT, KENDAL, CUMBRIA, LA9 4TH



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NO PARKING

## ENTRANCE

Entering directly into the open plan kitchen/lounge area from the cobbled lane.

## KITCHEN AREA

Fitted with a range of contemporary oak effect wall and base units with the advantage an integrated fridge and plumbing for a washing machine. There is a stainless steel electric oven and hob, stainless steel 1 bowl sink with mixer tap. The worktops are complemented by contemporary work surfaces. There is modern slate effect vinyl flooring for ease of maintenance, chrome spotlighting and a smoke alarm.

## LOUNGE

A cosy but contemporary space decorated in a neutral shade with complementing brown/beige carpet and chrome spotlighting. There are sockets on the wall for a television, aerial point, 2 radiators and telephone point.

## SHOWER ROOM

Accessed directly from the lounge, the shower room offers a white 3 piece suite including WC, pedestal basin with chrome mixer tap, shower cubicle with glass bi-folding door with electric shower and chrome fittings. The walls of the shower have PVC panelling for easy maintenance. Again, the decor is neutral with slate effect vinyl flooring to complement. There is a chrome ladder towel radiator and chrome spotlighting.

## BEDROOM

Accessed directly from the lounge this room is large enough to accommodate a double bed and has the added advantage of a built in robe with shelving. The double glazed sash window offers aspect to the side of the property onto a cobbled yard. Decorated in neutral tones with a brown/beige carpet to complement there is a pendant light fitting and smoke alarm.

## CUPBOARD

Ideal for storage and housing the electric boiler and thermal store for hot water.

## DIRECTIONS

Heading left out of our office on foot towards the town hall, on reaching St.John's Hospice just before HSBC, take a left turn into Collin Croft. Walk to the end of the cobbled lane and the property is the last detached house on the left at the T junction.

## GENERAL INFORMATION

Mains electric and water.

Council Tax Band: A

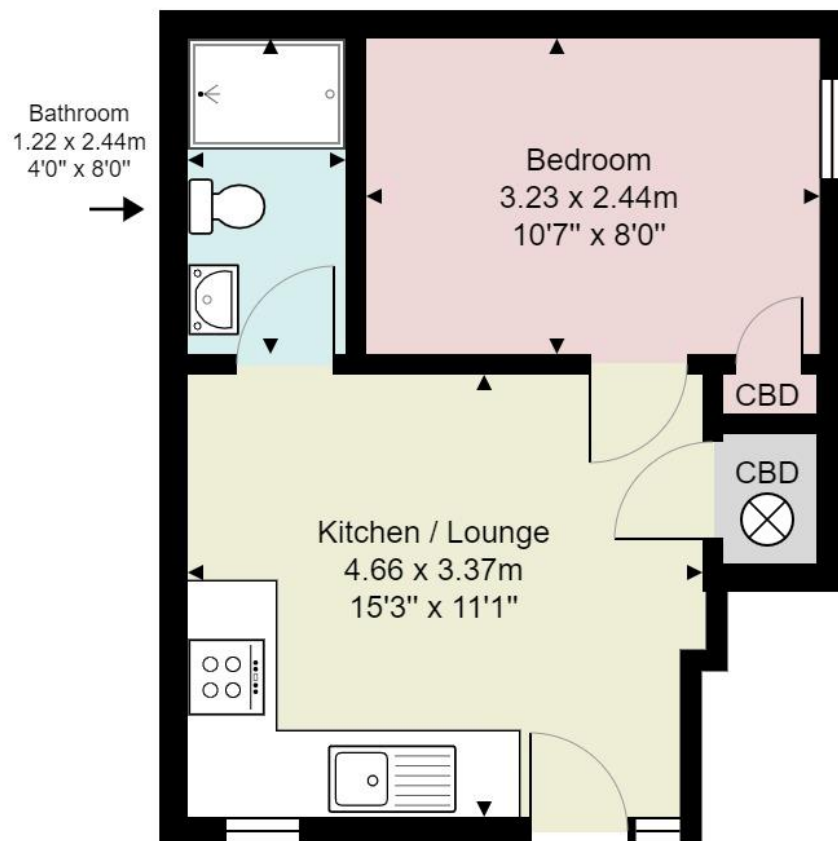
## ADDITIONAL INFORMATION

Mans Services: Water, Electric and Drainage

Council Tax Band: A

EPC Grading: D





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 725582

**Email.** [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)



### 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](http://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 5%.  
Interest rate applied: 3% + 5% = 8%  
£500 x 0.08 = £40.00  
£40.00 ÷ 365 = £0.109  
10.90p x 30 days outstanding = £3.28

# MILNE MOSER

SALES + LETTINGS

## KENDAL OFFICE

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