



1 KENTGATE PLACE, BEEZON ROAD, KENDAL, LA9 6EQ
£1,050 per month

MILNE MOSER
SALES + LETTINGS

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1



2



PARKING

INTRODUCTION

Situated on the first floor of this Award winning Russell Armer development, this two double bedroom apartment is a good size and must be viewed to be appreciated. On the Beezon Road side of the block, the location is great to watch the world go by from the balcony and is well positioned for access to the covered secure parking space. Access to the apartment is either by stairs of a lift and it will appeal to a range of buyers. The current owner has carried out upgrading and refurbishment in the apartment creating desirable boutique hotel style bathrooms and there are high quality integrated appliances to the kitchen.

Kendal is known as the Gateway to the Lakes and is easily reached from Junction 36 and 37 of the M6 motorway. Kendal train station links to Windermere station and Oxenholme station services London Euston. This location offers easy access to the town centre. There are riverside walks, bars and restaurants and the Brewery Arts Centre for Arts and Cinema.

ACCOMMODATION

The property is entered via the ground floor with security entry system. There is lift access and entry to the covered parking area.

ENTRANCE HALL

Having a wall mounted electric panel heater, a ceiling light and built in coat cupboard. Secure entry phone.

LOUNGE/DINER

An impressive size room with two UPVC double glazed windows facing the front aspect A door leads to the balcony and there are two wall mounted electric heaters, three wall lights and a ceiling light. The dimensions of the room easily allow space for both a lounge and dining suite and there are two telephone points and television/satellite points. Open access to the kitchen.

BALCONY

Newly refurbished with non slip style decking, there a wall light and space for pots and furniture and is a great place for entertaining.

KITCHEN

A stylish contemporary kitchen with white gloss base and wall units, under unit lighting and granite worktops. One and a half bowl sink with drainer, integrated dishwasher, washer/dryer, fridge freezer, combination microwave and an electric oven. Electric hob with canopy over and an integrated wine fridge. A breakfast bar has been incorporated into the worktops set to an opening between the lounge the kitchen.

BEDROOM

Facing the front with a UPVC double glazed window, wall mounted electric heater and a ceiling light. Telephone and television aerial points.

ENSUITE

Updated to a high standard, the ensuite has a large shower cubicle, concealed cistern WC and a wall mounted vanity wash hand basin. Cupboard housing the hot water cylinder, an extractor and downlights to the ceiling. Illuminated mirror, heated towel rail and stylish tiling to the walls.

BEDROOM

Another double bedroom with a UPVC double glazed window facing the front elevation. Ceiling light, a television aerial point and wall mounted electric heater.

BATHROOM

Like the ensuite, the bathroom has been updated to a high standard and has modern tiling, a bath with central taps and plinth mood lighting, concealed cistern WC and a wall hung vanity wash hand basin. Illuminated mirror, a ceiling light and extractor. Heated towel rail.

EXTERNAL

Beneath the property is a large covered secure parking area in which No. 1 has a designated space. Access to this can only be gained via entering a security code or having a security card for entry.

GENERAL

Services: Mains Water, Electric and Drainage connected.

Council Tax: Band C

EPC Grading: C





1st Floor

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



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 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

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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.