

504 SAND AIRE HOUSE, STRAMONGATE, KENDAL, LA9 4UA

£1,250 per month

MILNE MOSER

SALES + LETTINGS

504 SAND AIRE HOUSE, STRAMONGATE, KENDAL, LA9 4UA



2 1 2 PARKING

OVERVIEW

Fifth floor, two storey duplex apartment within the popular Sand Aire House development. Accessed via lift or stairs, the property is located on the river side of the building with balcony and has a designated parking space. Good size double bedroom with ensuite. Single bedroom, well fitted bathroom and an open plan lounge diner leading to the kitchen. Electric heating and double glazing throughout. The property is part-furnished.

Via the main entrance hall, lifts or stairs take you to the fifth floor. The ground floor entrance has secure post boxes and residents communal seating area. On the fifth floor there is a central atrium with roof lantern.
Private front door leads into:

LOUNGE/DINER

24'10" x 13'10" (7.57m x 4.22m)
Open plan living room/diner with floor to ceiling windows and doors, which lead out onto the balcony area. Wooden floors and white walls give it a light and airy feel and emphasise the space. There is an under stairs storage cupboard and the furniture seen in photos is included in the tenancy. Electric heater and spotlights.

KITCHEN

7' 8" x 6' 5" (2.34m x 1.96m)
Leading on from the diner area is an open plan kitchen. White units and worktops with wood effect wall splashbacks, it is practical and modern. The kitchen includes an integrated fridge, freezer, washing machine, dishwasher and microwave. Additional shelving above the sink, breakfast bar, under unit lights and ceiling spot lights.

BALCONY

A balcony which overlooks the River Kent and greenery known as Gooseholme Park. Laid with composite decking, this space is ideal for relaxing and admiring the view.

STAIRWAY/LANDING

The stairs from the open plan lounge/diner take you to the upper floor, which leads onto the two bedrooms and bathroom. There is also a door which leads you to the corridor on the exterior of the flat, used as a fire escape.
The storage cupboard on this floor is not a part of the tenancy agreement.

BEDROOM

12' 7" x 10' 7" (3.82m x 3.22m)
A well-sized master bedroom with double glazed window which overlooks the River Kent. Double bed, wardrobes and two sets of drawers included in the tenancy. Electric heater and ceiling light. Door leading into the en-suite.

ENSUITE

Three piece suite includes, W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower. Heated towel rail, extractor fan, shaver point, fitted mirror and ceiling spot lights.

BEDROOM

8' 10" x 10' 9" (2.70m x 3.27m)
Single sized bedroom with double glazed window which overlook the River Kent. Electric heater and ceiling light. Two single beds and a chest of drawers.

BATHROOM

7' 6" x 6' 5" (2.28m x 1.97m)
Three piece suite includes W.C. wash hand basin, bath with overhead thermostatic shower. Aqua boards surround the bath and a wall-mounted mirror above the sink. Heated towel rail, extractor fan and shaver point.

GENERAL INFOMATION

Mains Services: Water, Electric and Drainage.
Council Tax Band: D
EPC Grading: C
Holding Deposit - £288.46
Deposit - £1442











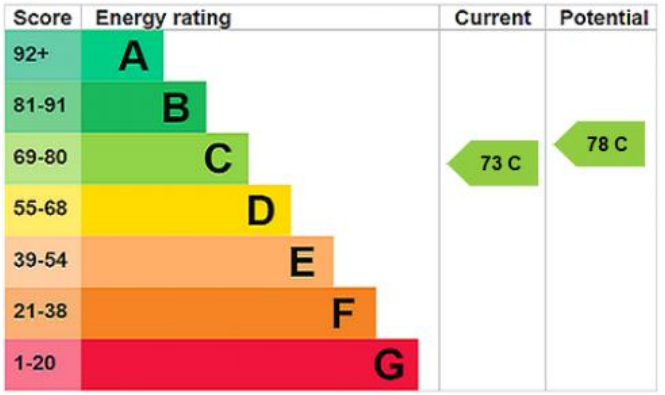




Ground Floor

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

BRITISH PROPERTY AWARDS 2021 - 2022 GOLD WINNER LETTING AGENT IN KENDAL, WINDERMERE & GRANGE-OVER-SANDS

ESTAS ★★★★★ AWARDS 2021 BEST IN COUNTY

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 Renters Rights Information Sheet – available at https://www.gov.uk/government/publications/the-renters-rights-actinformation-sheet-2026

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 an Assured Periodic Tenancy.

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)

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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

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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.