



12 PEMBROKE COURT, KENDAL, LA9 5JA  
**£850.00 per month**

**MILNE MOSER**  
SALES + LETTINGS

## 12 PEMBROKE COURT, KENDAL, LA9 5JA



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PARKING

### OVERVIEW

Two bedroom ground floor flat with modern kitchen and bathroom. Both bedrooms are doubles and there is a good sized lounge and a dining kitchen. Valuable storage throughout the flat has been retained with a large cupboard in the lounge, inner hall cupboard plus a further cupboard in one of the bedrooms. UPVC double glazed throughout and electric heating. Externally there are unallocated residents parking bays, shared drying area to the rear and shared gardens and water butts.

### ACCOMMODATION

Covered porch area with adjacent store (housing the meters and ideal for small tools). UPVC double glazed door into the entrance hall.

### HALL

Doors to the lounge and kitchen diner.

### KITCHEN/DINER

UPVC double glazed window to the front aspect. Fitted with modern grey gloss base and wall units with wood effect worktops and metro style splashback tiling. Stainless steel sink with drainer, electric hob with stainless steel canopy over and an electric oven. Space for a fridge freezer, plumbing for a washing machine and space for a dining table. Electric heater and a ceiling light.

### LOUNGE

UPVC double glazed window to the front aspect overlooking the communal green spaces. A good sized room with a large double cupboard, electric heater and a ceiling light. Telephone point and both television cabling and point.

### INNER HALL

Built in coat cupboard and a further cupboard housing the hot water cylinder. Ceiling light.

### BEDROOM

A generous double bedroom with a UPVC double glazed window to the rear elevation. Electric heater and a ceiling light.

### BEDROOM

UPVC double glazed window to the rear aspect. Electric heater, a ceiling light and built in cupboard.

### BATHROOM

Fitted with a white suite comprising WC, pedestal wash hand basin and bath with shower over and screen. Heated chrome towel rail, a ceiling light, extractor and wall mounted cupboard. Tiling to the walls.

### EXTERNAL

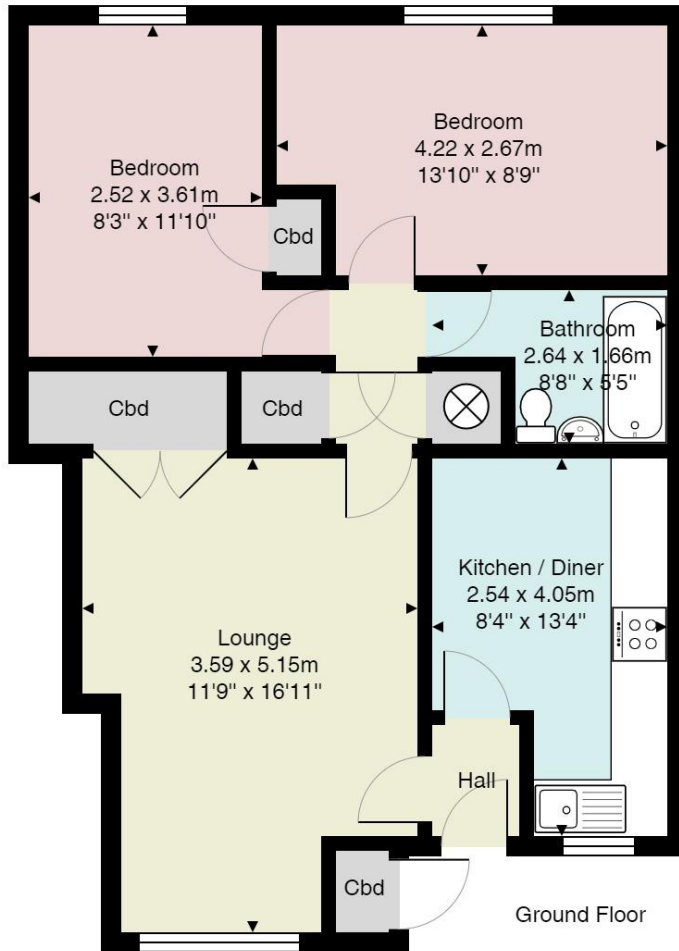
Communal garden areas to the front and rear plus a shared drying area. Residents parking bays to the front of the flat plus further larger parking area at both ends of the development. Communal bin and recycling space.

### GENERAL INFORMATION

Mains Services: Water, Electric and Drainage  
Council Tax Band: B  
EPC Grading: D

Please note the landlord of this property is a Director of Milne Moser Property Ltd





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 an Assured Periodic Tenancy, which runs continuously on a rolling basis and until either the tenant or the landlord gives formal notice.

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%  
 $£500 \times 0.08 = £40.00$   
 $£40.00 \div 365 = £0.109$   
 $10.90p \times 30 \text{ days outstanding} = £3.28$

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

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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.