



**0 Bed Studio
located in**

£550 PCM



mint
homes
letting agents



Well presented ground floor studio apartment in a popular residential area.

LOCATION

Situated in a quiet residential area.

ACCOMMODATION

Unfurnished studio apartment comprising of living/sleeping area, bathroom with shower and kitchen.

OUTSIDE

The property benefits from off road parking and communal gardens.

COUNCIL TAX BAND

A

GENERAL INFORMATION

Income requirement for this property is £16,500

TO APPLY FOR A TENANCY

If you wish to apply for a property through Mint Homes after a viewing, you need to apply for it directly from our website. Once approved, we will require a Holding Deposit of 1 weeks rent (calculated by annual rent/52), payable by bank transfer. This is required to reserve the property and will be held by us for a period of 15 days. A holding deposit will be offset against the Initial Rent and Deposit, with the agreement of the payee.

RIGHT TO RENT - All adults, 18 years and over, living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

REFERENCING - All applicants will be required to provide satisfactory references from an employer and current landlord. If you are self-employed, a reference from your accountant will be required. A credit reference will also be obtained for each applicant.

THE TENANCY - The property will be let on an Assured Shorthold Tenancy for a minimum period of 6 months.

DEPOSIT AND RENT - The successful tenant will be required to pay a deposit equal to 5 weeks rent following confirmation of references. This will be held in accordance with the Tenancy Deposit Scheme Regulations. One month's rent in advance is required prior to check in

- Cash Deposit - A maximum of 5 weeks rent is required which will be registered with the DPS.

MEMBERSHIPS - Mint Homes is a member of UKALA, which is a client money protection scheme, and also a member of TPO Property Ombudsman, which is a redress scheme.

MORE INFORMATION - You can find out full details of all of the above and all other aspects of renting through Mint Homes on our website or by contacting us directly.

NO SMOKERS

PETS NOT PERMITTED ON THE BUILDING LEASE

DIRECTIONS

Leaving Kendal along Aynam Road turn left into Lound Road and take the next left hand turn into Parkside Road. Proceed along Parkside Road before taking the right hand turn into Valley Drive. Follow Valley Drive along and round the right hand bend where Lingmoor Rise is situated on your left hand side. Number 130 is situated in the

CONTACT

Grosvenor House
Stramongate
Kendal
Cumbria
LA9 4BD

E: info@mint-homes.co.uk
T: 01539 722519
<https://www.mint-homes.co.uk/>

Find us on...

**mint
homes**
letting agents

