

# ROYSTON & LUND

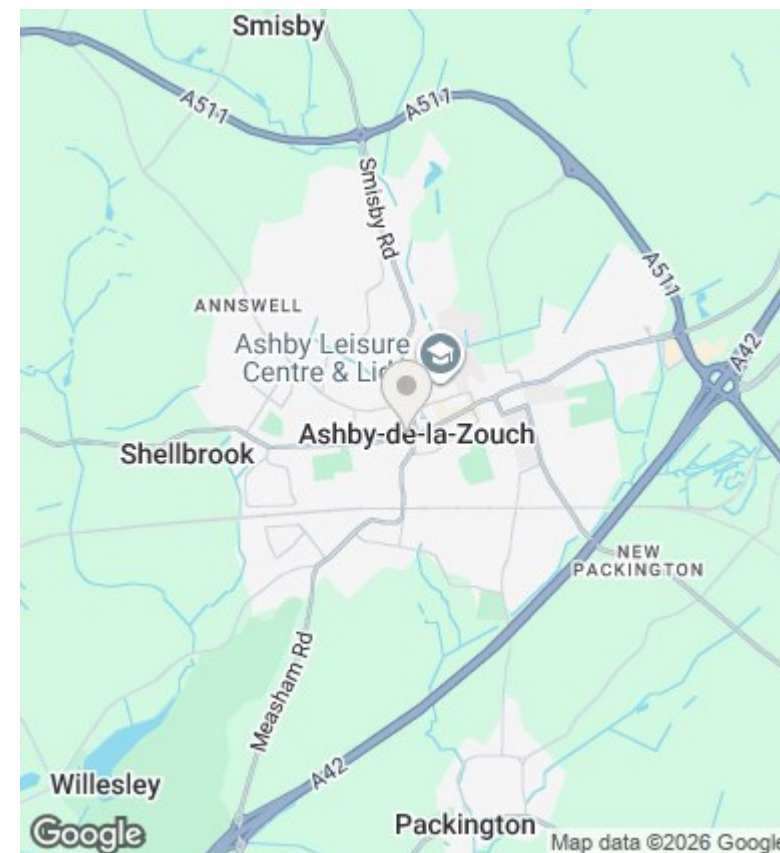


## 2 Kilwardby House, Kilwardby Street, Ashby De La Zouch Offers In The Region Of £336,000

- Offers in the Region of £336,000
- Kitchen/Dining Room with Bay Window (kitchen can be chosen by the potential buyer)
- Personal Parking Space with Wiring for an Electric Car Charger
- 999 Year Lease; Annual Management Fee will Apply
- Grade II Listed Top Floor Apartment
- Separate Living Room with Loft Access
- Communal Patio Garden
- Two Double Bedrooms, One With an Original Fireplace
- Modern four Piece Bathroom
- EPC Rating C/Council Tax Band to be Confirmed

4 Bath Street, Corner, LE65 2FH  
01530 443 443

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<https://www.royston-lund.co.uk/>



## Directions

## Viewings

Viewings by arrangement only. Call 01530 443 443 to make an appointment.

## Council Tax Band

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 69        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |