

# ROYSTON & LUND



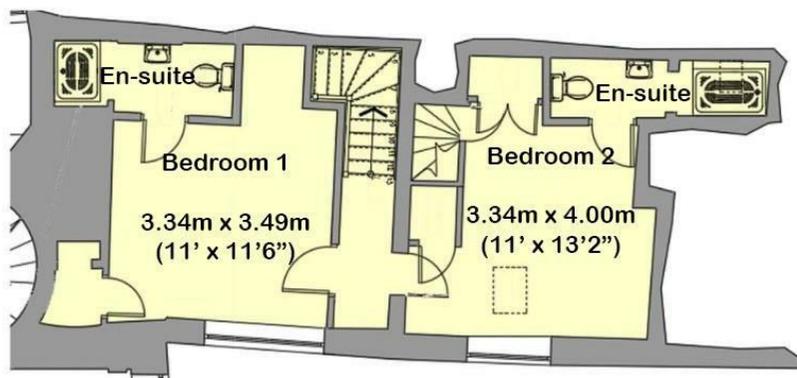
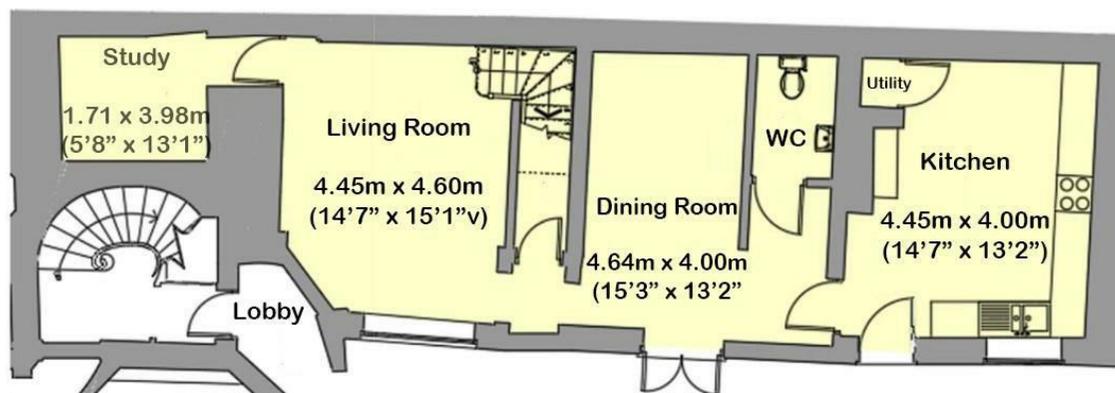
## Cottage within Kilwardby House development

Guide Price £387,000

- Guide Price £387,000 to £390,000
- Brand New Fitted Kitchen with Built in Appliances
- Downstairs WC, Utility and Storage Cupboard
- Annual Management Charge To Be Confirmed
- Grade II Listed Cottage
- Lounge with Patio Doors
- 999 Year Leashold
- Two En Suite Bedrooms
- Study/Home Office
- EPC and Council Tax Band TBC

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

ashbysales@royston-lund.co.uk  
<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:

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