

# ROYSTON & LUND



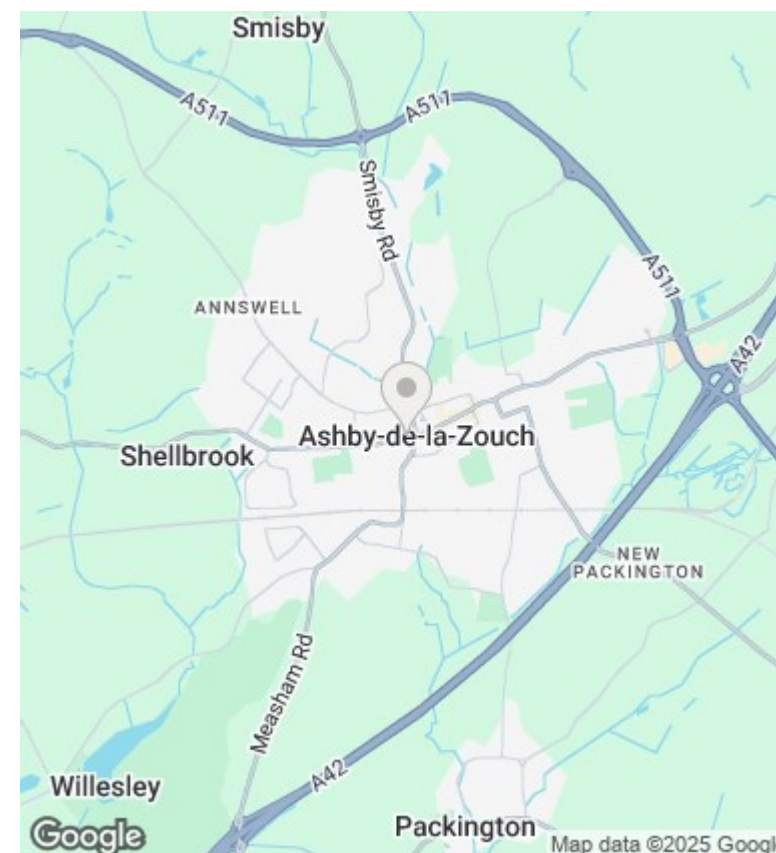
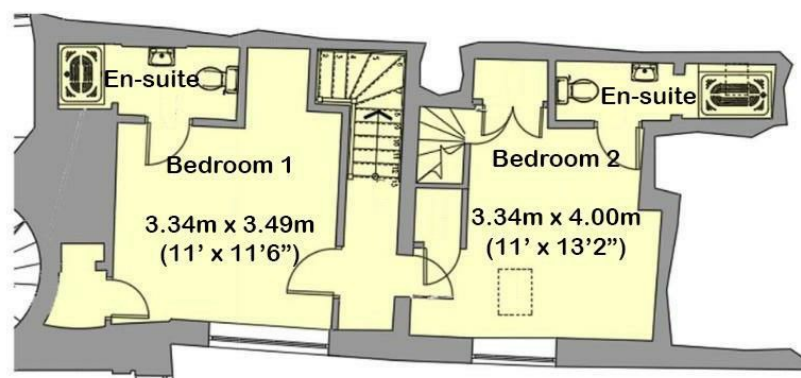
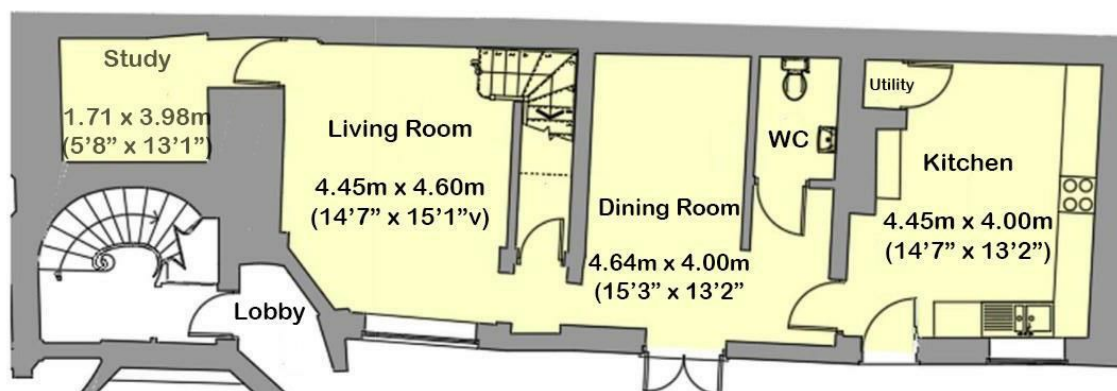
## 4 Kilwardby House, Kilwardby Street, Ashby De La Zouch

Asking Price £395,000

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- 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	