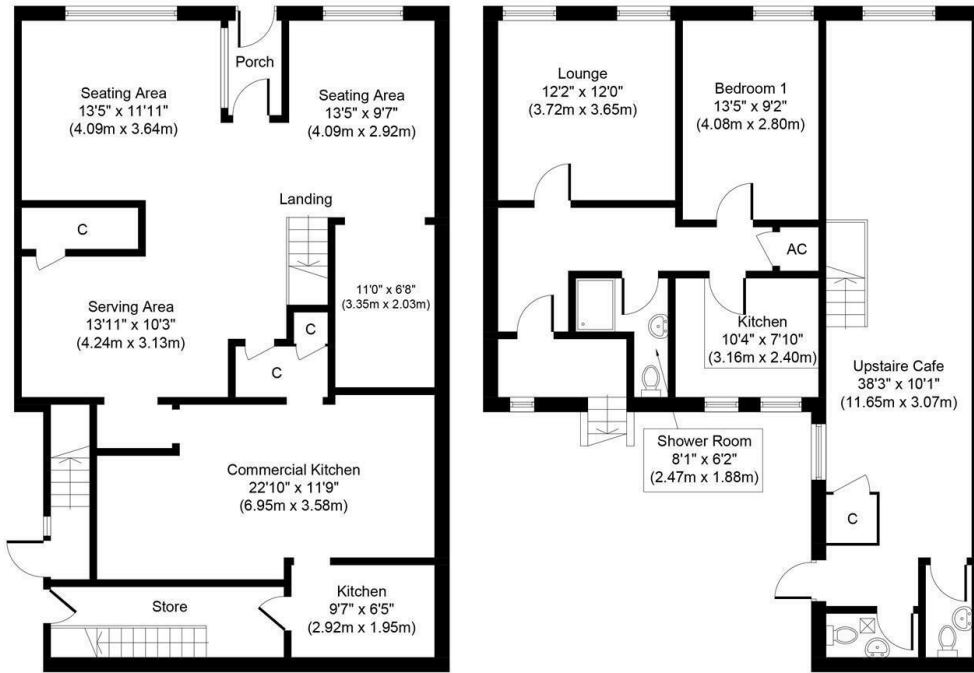




## Station Street, Atherstone

Guide Price £415,000

- WINNIE'S CAFE: \* Internal entrance porch \*\* Large seating area \*
- \* Hallway and staircase \*
- ONE BEDROOMED FLAT: \* Having its own entrance \*
- \* Lounge \*
- \* Further seating area upstairs \*\* Two separate w.c's \*
- \* Bedroom \*
- \* Landing \*
- \* Shower room \*
- \* Serving area which leads through to commercial kitchen and leads through to a further kitchen area and internal storage \*
- \* Re-fitted kitchen \*

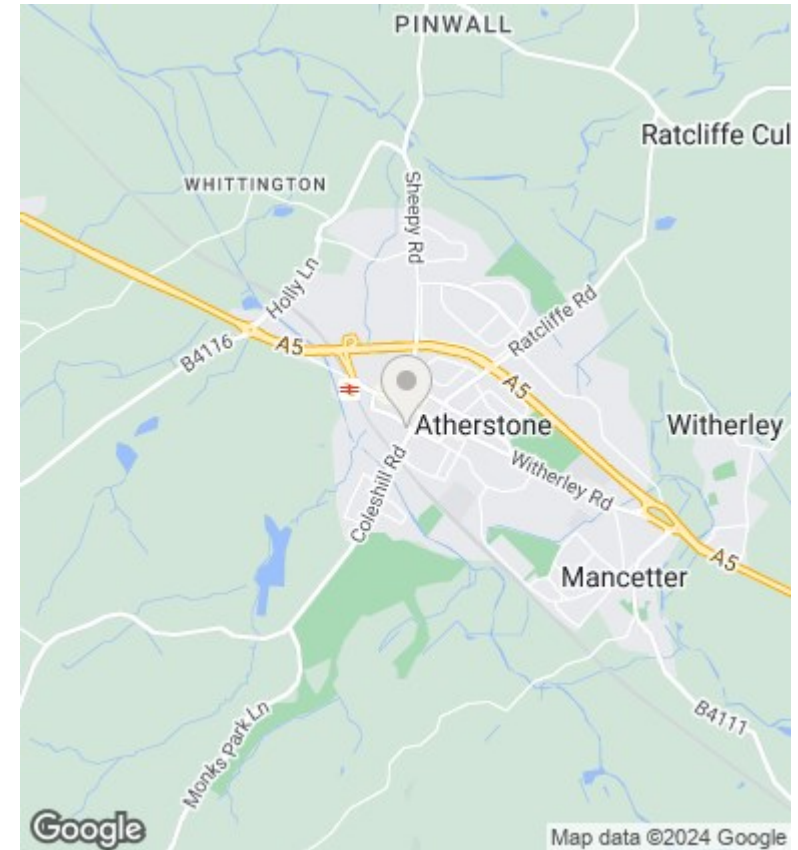


**Lower Floor**  
 Approximate Floor Area  
 1164 Sq. ft.  
 (108.1 Sq. m.)

**Upper Floor**  
 Approximate Floor Area  
 986 Sq. ft.  
 (91.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 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>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	