





21 Kensington Avenue,
Offers Over £650,000

 5  3

Nearly 3,000 SqFt | Immaculate throughout | Set Over 3 Floors |
Converted Double Garage Into Gymnasium & Bar | 5 Double
Bedrooms & 2 En-Suites | Dressing Room | Built In 2018 By
David Wilson Homes (4 Years NHBC Warranty Remain) |
Should Not Be Missed!!!

Floor Area
2905 sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- A beautiful, contemporary family house
- Warm and inviting, immaculate interiors
- Desirable development in sought-after village
- Built by David Wilson Homes in 2018
- Five double bedrooms and a fully fitted dressing room
- Professionally landscaped walled gardens with artificial grass
- Converted garage with gym and bar area
- Remainder of the NHBC warranty
- EPC Rating B | Council Tax Band - F
- Hinckley & Bosworth Borough Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	