



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 1 Loudoun House Mill Street, Evesham, WR11 4HT

\*\*\*AVAILABLE END OF AUGUST\*\*\* A recently decorated two bedroom first floor apartment close to the town centre. The historic market town of Evesham sits on the banks of the river Avon and provides for schools of all ages, leisure and shopping amenities along with the art deco Regal Cinema. The Vale of Evesham is ideally placed for anyone looking to commute, as the area enjoys excellent road links and a mainline train station to London Paddington and the larger centres of Worcester, Cheltenham and Stratford upon Avon all within 15 miles. The property comprises; Communal Entrance Hall with Staircase rising to First Floor Landing. Flat door opens to Reception Hall, Lounge Diner with electric coal effect fire with decorative surround, Patio Door to Balcony and view to river, modern fitted Kitchen with appliances and table/chairs, Master Bedroom with en-suite Shower Room, Double Bedroom Two and a Family Bathroom. The property further benefits from beautiful walks along the river and a single parking space. This property is offered UNFURNISHED. Council Tax Band C. Energy Rating C. Initial 12 Month Tenancy.

- AVAILABLE END OF AUGUST
- Evesham
- 2 Bedrooms
- First Floor Apartment
- Unfurnished
- Single Parking Space
- Recently Decorated
- Energy Rating C
- Council Tax Band C
- Initial 12 Month Tenancy

**£775 PCM**

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