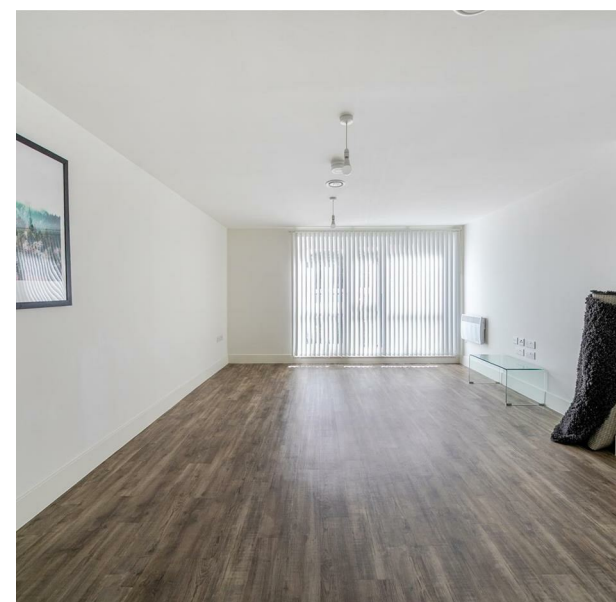


Flat 2, St. Catherines House Westacott Road, Ambrosden, OX25 2AZ  
£1,450 Per month  
Council Tax Band: B

H&H  
BESPOKE



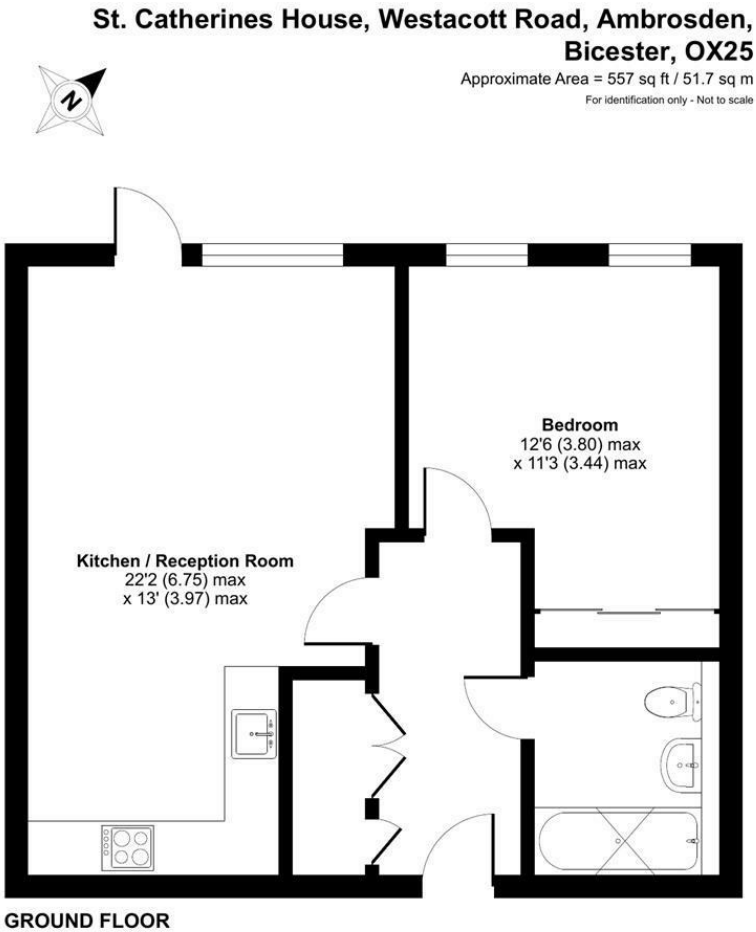
Welcome to St Catherine's House, a modern apartment located on Westacott Road in the charming Graven Hill Development. This delightful new build, completed in 2021, offers a contemporary living experience in a peaceful setting.

This apartment features a well-designed layout that maximises space and comfort. The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. The single bedroom provides a cosy retreat, while the bathroom is fitted with modern fixtures, ensuring convenience and style.

St Catherine's House is ideal for those seeking a low-maintenance lifestyle without compromising on quality. The new build status means you can enjoy the benefits of modern construction, including energy efficiency and contemporary design.



13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH  
0333 242 3760  
Beth@houseandhomebespoke.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for House and Home Bespoke. REF: 1345077

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 82      | 82                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |