

# ROYSTON & LUND



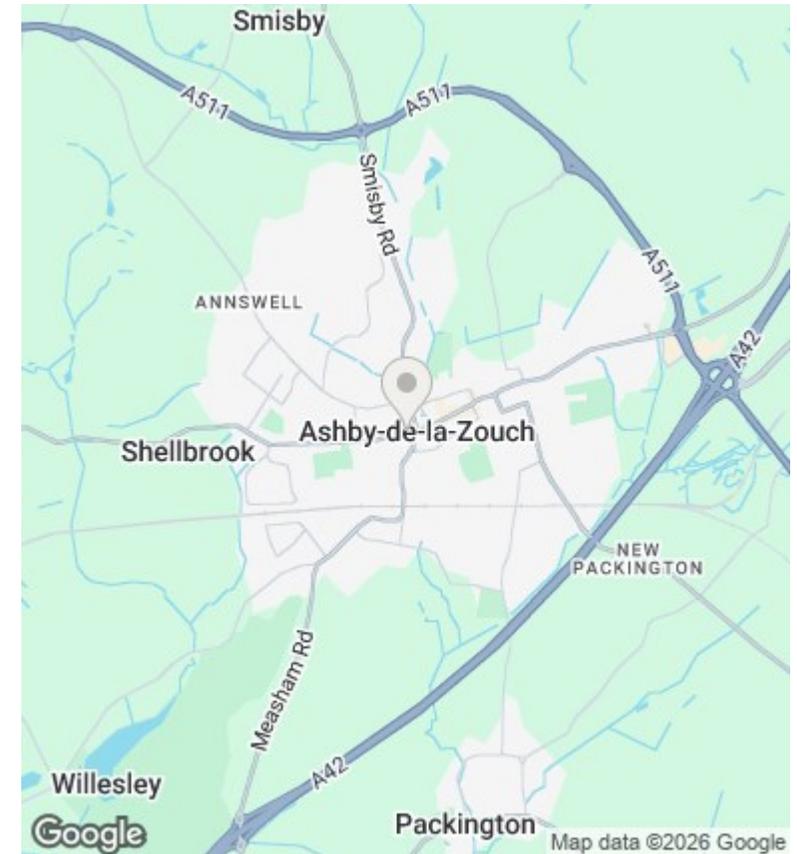
## 2 Kilwardby House, Kilwardby Street, Ashby De La Zouch

Guide Price £343,000

- GUIDE PRICE £343,000-£360,000
- Kitchen/Dining Room with Bay Window (kitchen can be chosen by the potential buyer)
- Personal Parking Space with Wiring for an Electric Car Charger
- 999 Year Lease; Annual Management Fee will Apply
- Grade II Listed Top Floor Apartment
- Separate Living Room with Loft Access
- Communal Patio Garden
- Two Double Bedrooms, One With an Original Fireplace
- Modern four Piece Bathroom
- EPC Rating and Council Tax Band to be Confirmed

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