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It's who
you move
with.

Evesham Road, Astwood Bank B96 6EA

£110,000

1 1 1



A neatly presented one bedroom ground floor apartment, being sold with no upward chain and offered with lounge/diner, kitchen, bathroom and allocated parking with additional visitor spaces, situated in the sought after village location of Astwood Bank.

The accommodation briefly comprises:- An enclosed entrance hall with built in storage, a good sized lounge/diner with a front aspect bay window, a fitted kitchen with integrated appliances, a bathroom with bath and shower over wash basin and WC and a well proportioned double bedroom with rear aspect window.

Outside - located within neatly maintained grounds the property benefits from one allocated parking space and two additional visitor spaces.

Lounge Diner - 5.24m x 3.62m (17'2" x 11'10") max

Kitchen - 2.58m x 2.12m (8'5" x 6'11") max

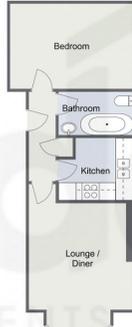
Bedroom - 4.22m x 2.89m (13'10" x 9'5")

Bathroom - 2.56m x 1.47m (8'4" x 4'9")



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Evesham Road, Astwood Bank
Ground Floor



Total Area Approx
40.5 Sq M
435.9 Sq Ft



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.



- No Upward Chain
- Allocated Parking
- Lounge/Diner
- One Double Bedroom
- Leasehold - 82 Years Remaining
- Sought After Location
- Kitchen
- Bathroom
- Ground Floor
- Service Charge and Ground Rent - £1340.22 per annum (combined)

18/09/2023, 10:47 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
Flat 2 1195, Evesham Road Astwood Bank Leicestershire LE15 5EA	Energy rating E	Valid until: 6 February 2029 Certificate number: 8603-5635-0029-8006-1213																																
Property type	Ground-floor flat																																	
Total floor area	38 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-estate-letting-energy-efficiency-standards-guidance).																																		
Energy rating and score																																		
This property's current energy rating is E. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-101</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>← E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92-101	A			81-91	B			69-80	C			55-68	D			39-54	E	← E		21-38	F			1-20	G		
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The graph shows this property's current and potential energy rating. Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60																																		

<https://find-energy-certificates.service.gov.uk/energy-certificates/8603-5635-0029-8006-1213?view=true>

For more information on this house or to arrange a viewing please call the office on:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

