



**Connells**

Mill Barn Mill Lane  
Kempston Bedford



## Property Description

\*\*\*GREAT COUNTRYSIDE & RIVER OUSE WALKS\*\*\*

\*\*\*PRIVATE GATED AREA\*\*\*

\*\*\*GROUND FLOOR APARTMENT\*\*\*

Connells are excited to offer to the market this beautifully presented ground floor apartment located in the popular Mill Cottages Development in Kempston. The property comprises of entrance hall, open plan lounge/kitchen/diner, 2 double bedrooms, ensuite to master bedroom, and a family bathroom.

Externally the property benefits from a private gated entrance and allocated parking.

Location:

Mill Lane apartments is located within walking distance to Sainsbury's supermarket, parade of local shops which include a whole host of day-to-day necessities including banks, dentists, hair salons, library, clothes shops, pubs and restaurants. The property is situated a short walk away from regular bus services with excellent transport access via the A421 to the A1, M1 Junction 13 and fast links to London St Pancras via its mainline rail station.

A viewing of this property is highly recommended!!

## Entrance Hall

## Lounge

29' 1" x 7' 8" ( 8.86m x 2.34m )

## Kitchen

17' 4" x 7' 9" ( 5.28m x 2.36m )

## Bedroom One

18' 2" x 9' 10" ( 5.54m x 3.00m )

## Ensuite

## Bedroom Two

11' 8" x 9' ( 3.56m x 2.74m )

## Bathroom

## External

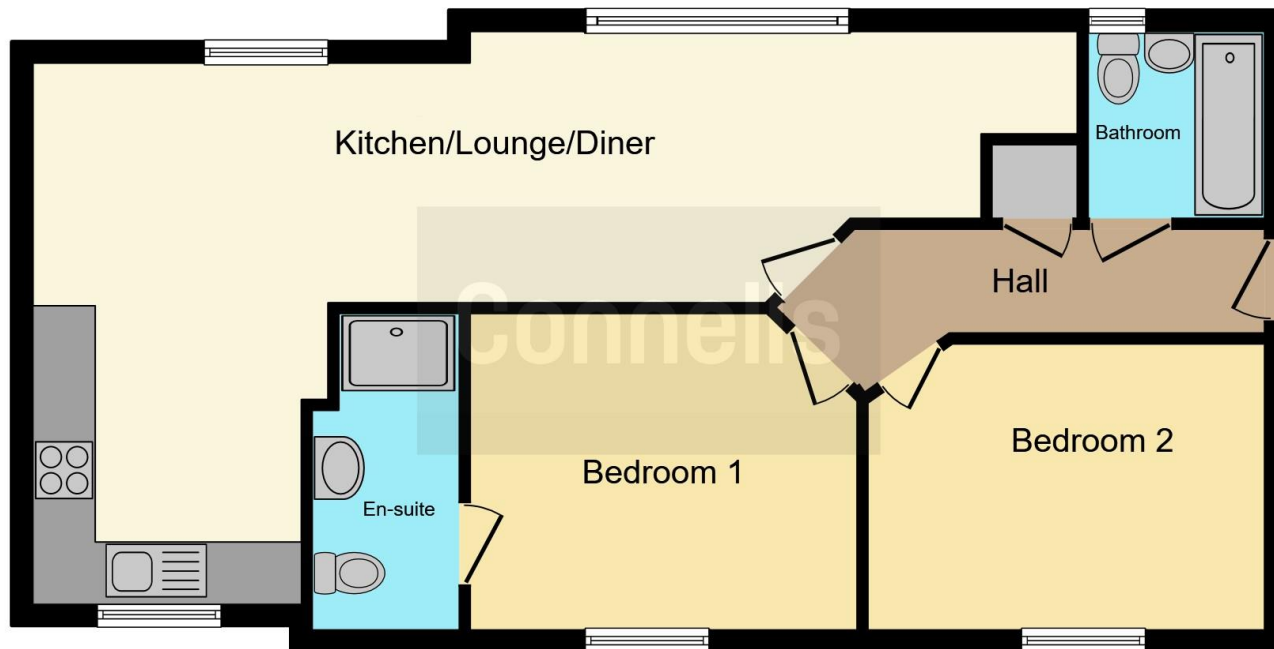
## Communal Garden

## Parking









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
 BEDFORD MK40 1LN

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED311429](http://connells.co.uk/Property/BED311429)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BED311429 - 0003