



Kennedy & Co.

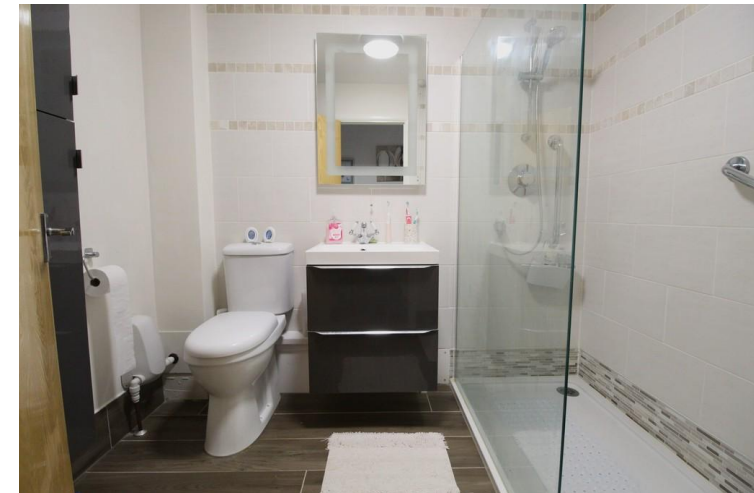
43 Mill Lane, Sandy

SG19 1NL

EPC: C

£229,950

- Fantastic Rarely Available One Double Bedroom First Floor Apartment
- Stunning Peaceful Location Overlooking Open Countryside & River Views
- Very Spacious 16ft x 14ft Sitting Room
- Modern Fitted Kitchen
- Re-Fitted Modern Shower Room
- Wonderful Balcony Overlooking The River Ivel
- One Double Bedroom With Built In Wardrobe
- Delightful Communal Gardens



A VERY rare opportunity to purchase this spacious one double bedroom first floor apartment, offered in immaculate condition throughout with allocated off road parking, situated in a highly sought after location with river frontage on to the River Ivel, enjoying stunning open views across the Sandy Riddy nature reserve.

This fine home boasts an entrance hall, very spacious 16ft x 14ft sitting room, modern fitted kitchen, re-fitted modern shower room, and master bedroom with built in wardrobe. Other benefits include gas to radiator central heating and uPVC double glazing throughout.

Externally the property benefits from a superb balcony seating area overlooking the river and nature reserve beyond, delightful well maintained communal gardens, and allocated off road parking for one vehicle.

Early viewings on this superb apartment are strongly recommended.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

PARTICULARS

Communal entrance hall with stairs rising to first floor and private replaced timber glazed entrance door to:

ENTRANCE HALL

Single panel radiator, built in storage cupboard, laminated wood effect flooring, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' 5" x 9' 3" (3.78m x 2.82m) uPVC double glazed window to front elevation, single panel radiator, laminated wood effect flooring, built in wardrobe, coving to ceiling.

SHOWER ROOM

Wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, fully tiled walk in shower enclosure with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

SITTING ROOM

16' 4" x 14' (4.98m x 4.27m) uPVC double glazed window to rear elevation plus uPVC double glazed sliding patio doors leading to private balcony seating area overlooking the River Ivel and Sandy Riddy nature reserve, double panel radiator, laminated wood effect flooring, coving to ceiling, door to:

KITCHEN

10' 4" x 6' 9" (3.15m x 2.06m) uPVC double glazed obscure window to side elevation, modern fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, fitted work surfaces, range of base units incorporating space for cooker, space for fridge/freezer, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, tiled flooring, coving to ceiling, built in storage cupboard housing replaced gas combi boiler.

EXTERNALLY

Delightful well maintained communal gardens and allocated off road parking for one vehicle.

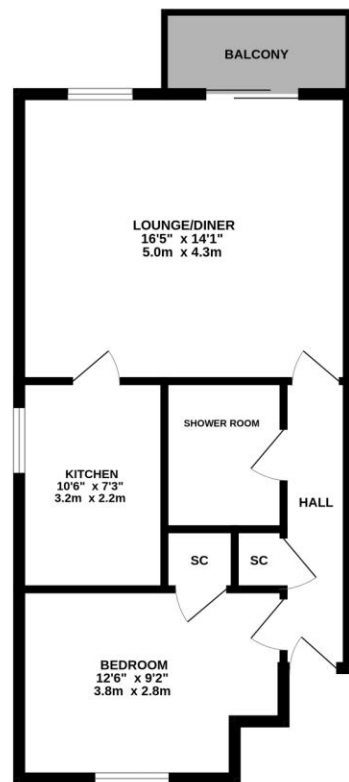
SHARE OF FREEHOLD

957 Years remaining
£75 PCM charge.

The property will come with a share of the Freehold, granting you more control over the management and maintenance of the building.



TOP FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band B

TENURE

Share of Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedystateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.