



6 The Granary, Mill Lane

Kempston | Bedford | MK42 7FD



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Price £220,000

Spacious living room

Fitted kitchen

Large master bedroom

Second bedroom

Family bathroom

Countryside views

Electric heating

Leasehold with no onward chain

- Council Tax Band: B
- Energy Efficiency Rating: C



Two-bedroom first-floor apartment with spectacular countryside views...



Lane & Holmes are delighted to present this modern two-bedroom first-floor apartment, situated within The Granary, a well-regarded gated development in Kempston, Bedford. The property is being offered with no onward chain.

The apartment offers a spacious and bright living room, which provides direct access to the fitted kitchen. There are two well-proportioned bedrooms, including a generous master bedroom, along with a family bathroom featuring a bath with shower over. The property benefits from electric heating and double-glazed windows throughout.

The Granary enjoys a peaceful riverside setting, positioned directly on the banks of the River Great Ouse, enjoying attractive views and easy access to scenic riverside walks. The property also benefits from allocated private off-street parking within the secure internal courtyard.



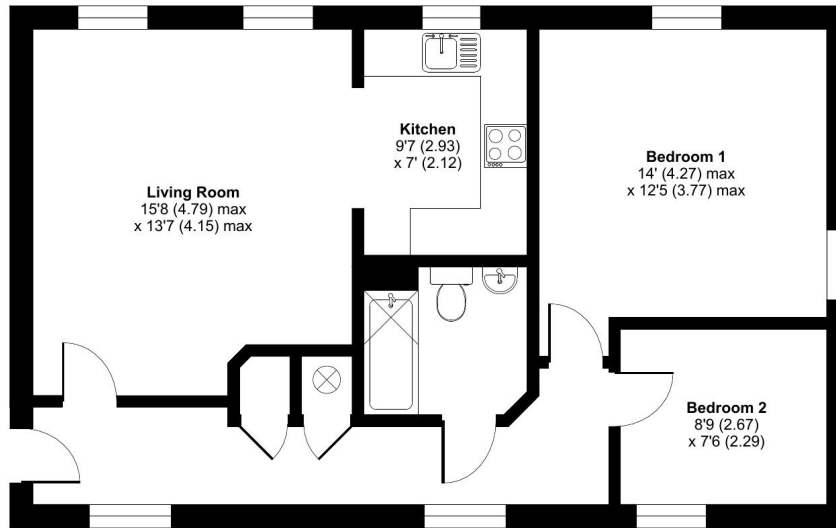
The property is leasehold for a term of 125 years from and including 1 January 2010, with 108 years remaining. The ground rent is approximately £467 per annum and the service charge for January-June 2026 was £644.69. These details should be verified by your legal advisor.

Despite its peaceful riverside setting, the development is also conveniently located within walking distance of a range of local amenities, while Kempston and Bedford are just a short distance away offering a wealth of facilities.

Mill Lane, Kempston, Bedford, MK42

Approximate Area = 691 sq ft / 64.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1512237

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