



Mill Lane, , Bedford, MK42 7FD
£225,000 Leasehold



A beautifully presented 2 bedroom modern ground floor apartment ideally located in the prestigious development of "The Granary" in Mill Lane, Kempston boasting picturesque views of The Great River Ouse. This stunning property offers spacious living accommodation throughout and is accessed via an intercom communal entrance. A welcoming entrance hall leads through to light & airy lounge/dining room with an immaculately presented fitted kitchen just off it. Along the hallway you will find convenient storage cupboards, a large master bedroom offering plenty of wardrobe space, bedroom 2 and a well presented 3 piece bathroom suite. Externally the grounds are entered via an electric gated security system with the benefit of an allocated parking space in the courtyard to the rear of the apartment and communal gardens. Being offered for sale with no chain, just a short walk to local amenities and with riverside walks on your door step, this stunning apartment would make the ideal home.

Communal Hall

Entrance Hall

Lounge/Dining Room

15'7 x 13'7 (4.75m x 4.14m)

Kitchen

9'7 x 7' (2.92m x 2.13m)

Bedroom 1

13'10 x 12'4 (4.22m x 3.76m)

Bedroom 2

8'10 x 7'5 (2.69m x 2.26m)

Bathroom

7' x 6'4 (2.13m x 1.93m)

Allocated Parking Space

Communal Gardens

Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once

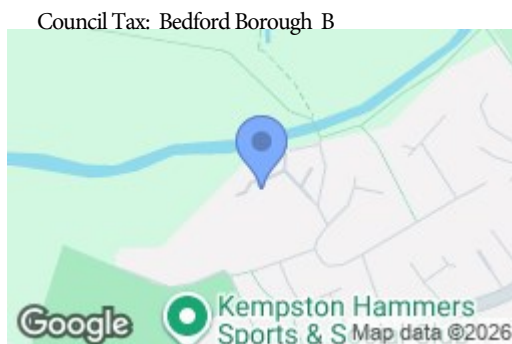
known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, two Post Offices, other independent shops and restaurants, Addison Park and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

Management Charges

Lease - 108 years remaining

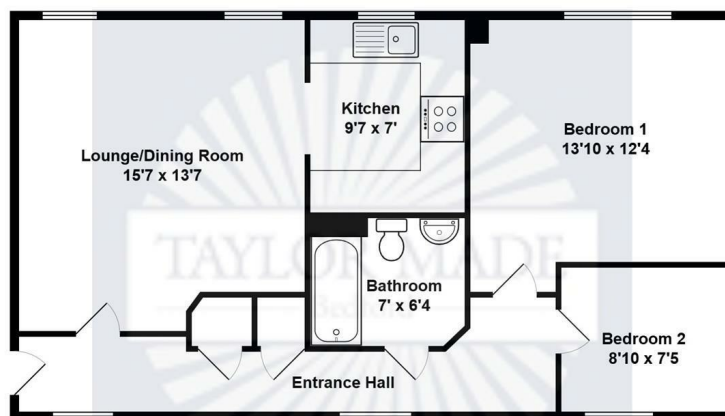
Ground Rent - £467 per annum approximately

Service Charge - £1,800 per annum approximately



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	81	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

England & Wales EU Directive 2002/91/EC



The Granary, Mill Lane, Kempston, MK42 7FD

Total Area: 63 SqM = 678 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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