



**Mill Lane, Kempston, Bedford, MK42 7BD**

**Asking price £235,000 Leasehold**



A beautifully presented 2 double bedroom modern ground floor apartment ideally located in the prestigious development of "The Mill" in Kempston boasting picturesque views of The Great River Ouse. This stunning property offers spacious living accommodation throughout and is accessed via a well kept communal entrance which serves just 2 other apartments. A welcoming entrance hall leads through to light & airy lounge area with a superb feature window. The lounge area in turn leads through to a modern fitted kitchen/dining area with integrated appliances. There are 2 generous sized double bedrooms, both with fitted wardrobes and a well presented en suite to the master bedroom. The apartment is completed with a spacious family bathroom. Externally the grounds are entered via an electric gated security system with the benefit of an allocated parking space in courtyard to the rear of the apartment. Being just a short walk to local amenities and with riverside walks on your door step, this stunning apartment would make the ideal home.

## Communal Entrance

## Entrance Hall

## Lounge/Kitchen/Dining Room

29' x 17'4 (max) (8.84m x 5.28m (max))

## Bedroom 1

12'2 x 9'9 (max) (3.71m x 2.97m (max))

## Ensuite

## Bedroom 2

11'7 x 9' (max) (3.53m x 2.74m (max))

## Family Bathroom

7'3 x 6'3 (2.21m x 1.91m)

## 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.

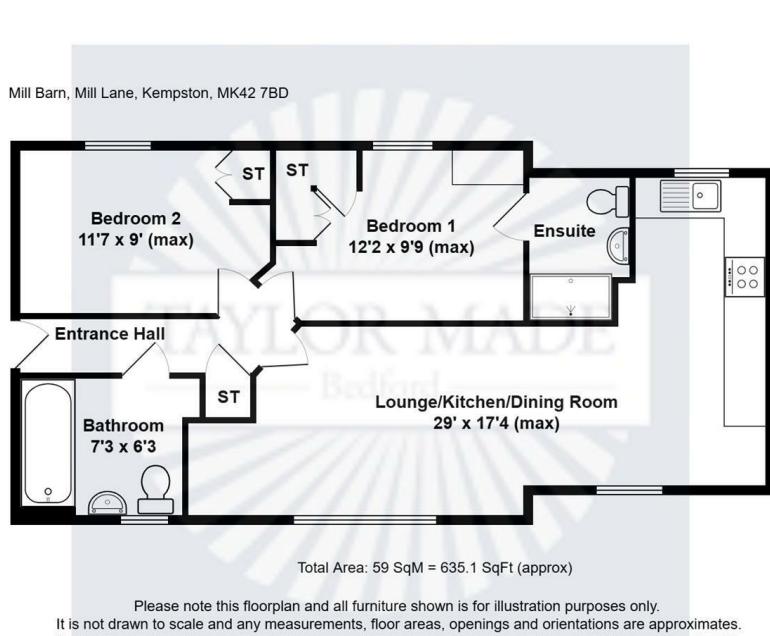
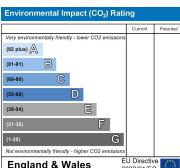
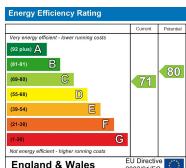
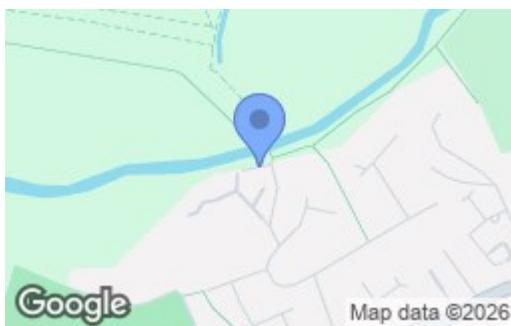
## Lease Details

Lease - 108 years remaining

Service Charge - £1,658 per annum

Ground Rent - £467 per annum

Council Tax: Bedford Borough C



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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