



Ivel Mill

Flat 2, Mill Lane, Biggleswade,
Bedfordshire, SG18 8AZ
Leasehold O.I.E.O £220,000

A marvellous opportunity to acquire a ground floor apartment in this fabulous conversion of Ivel Mill. Situated within a wonderful riverside setting, close to shops and Biggleswade train station this property is perfectly positioned to access all the local amenities that Biggleswade has to offer. NO ONWARD CHAIN.

- Grade II Listed conversion of former Ivel Mill
- Ground floor one bedroom apartment
- Open plan living accommodation
- Jack & Jill bathroom
- Off road parking for one vehicle
- Town centre location
- Share of Freehold
- River View

Ground Floor

Entrance Hall

Radiator, airing cupboard housing hot water tank, exposed brick wall, cloak cupboard.

Open Plan

Kitchen/Dining Room

Window to rear aspect, radiator, matching wall and base level units with oak worktops and in-top sink and drainer, built-in electric oven and electric hob, space and plumbing for washing machine, space for fridge freezer, exposed brick walls, maple floor.

Lounge

Dual aspect with window to rear and to side, built-in bookcase, radiator x 2, solid wood floor.

Bedroom

Window to side aspect, radiator, solid wood floor.



Jack and Jill Bathroom

Doors to bedroom and hall, panelled bath with shower over, wash hand basin, low level W.C, wall mounted heated towel rail, tiled walls, solid wood floor.

External

Communal Courtyard

Basement used for storage, gas and electric meters.

Agents Note:

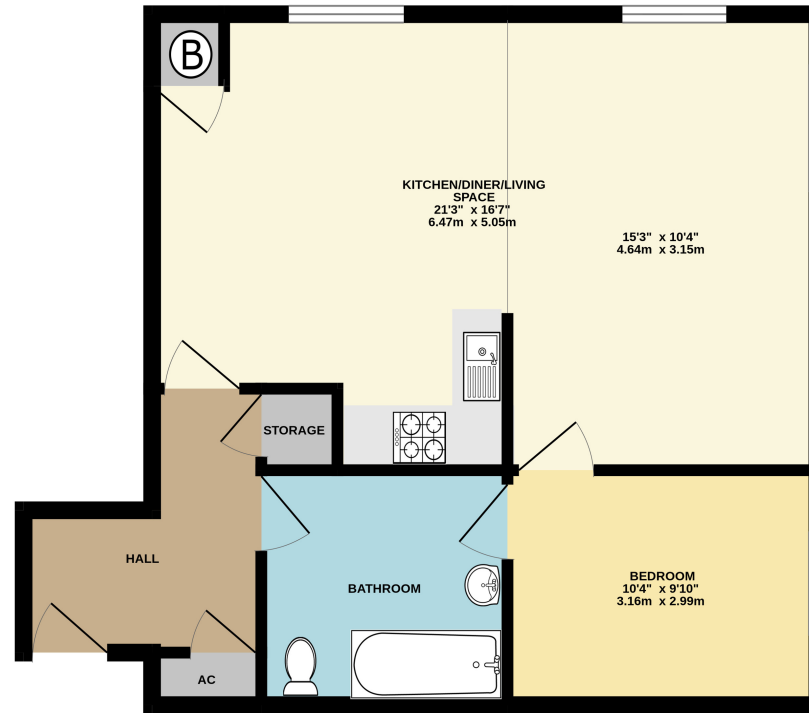
Lease Details: The lease has been extended by the current vendor to 999 years from November 2023.

Maintenance: £40.00 per month (includes outdoor lighting and buildings insurance).

Share of Freehold.



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 525 sq.ft. (48.8 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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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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