



# 33, Mill Lane

Sandy,  
Bedfordshire, SG19 1NL  
Leasehold £225,000

country  
properties



A very well presented 1 bedroom ground floor apartment in Mill Lane, Sandy. This property boasts peaceful communal gardens with impressive views over the River Ivel. The property comprises; entrance hallway, large lounge with space for dining and access onto patio area, separate kitchen, double bedroom and a bathroom.

- Ground floor apartment
- Well presented throughout
- Beautiful riverside views
- Large lounge
- Well maintained communal gardens
- Low service charges
- EPC rating D
- Council Tax band B
- Long lease and share of Freehold

## Accommodation

### Entrance Hallway

Radiator, laminate flooring, doors to:-

### Kitchen

10' 4" x 6' 8" (3.15m x 2.03m)  
Range of wall mounted and base level units with a wooden roll edge worktop, stainless steel 1 1/2 sink bowl with mixer tap, integrated fridge/freezer, built in electric oven, dishwasher, window to the side aspect.

### Lounge/Dining Room

13' 10" x 16' 3" (4.22m x 4.95m)  
Window to the rear aspect, laminate flooring, double radiator, sliding doors onto the rear patio area and communal gardens.

### Master Bedroom

9' 3" x 11' 0" (2.82m x 3.35m)  
Window to the front aspect, built in wardrobe with hanging rail, built in storage cupboard, radiator, laminate flooring.





## Shower Room

Shower cubicle, WC, wash hand basin with pedestal, heated towel rail, tiled walls, laminate flooring.

## External

Peaceful communal gardens surrounded by nature and shrubs overlooking the River Ivel and surrounding fields, one allocated parking space.

## Agent's Notes

## Lease Details

The residents all hold a share of the freehold for the properties.

Lease length - 999 years from 1

March 1984 (959 years remaining)

Service Charge - £75.00 per month

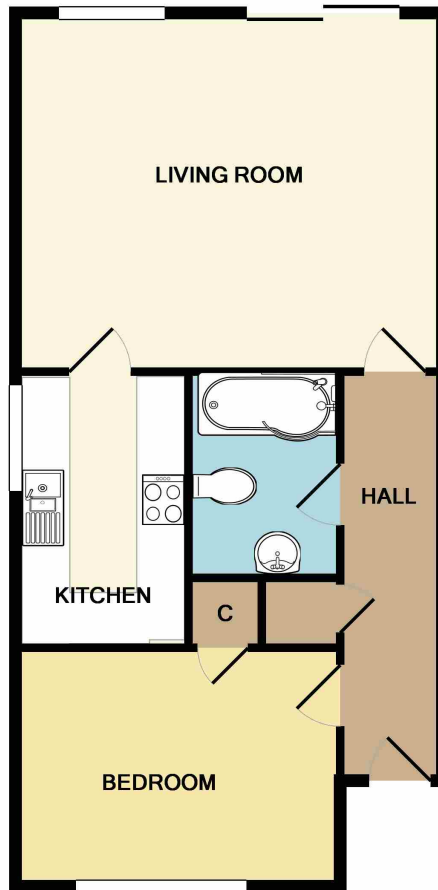
Ground Rent - N/A





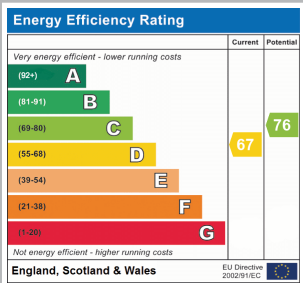






TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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