



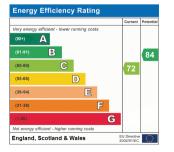




# £170,000

- Grade II Listed Mill Conversion
- First Floor Apartment
- Bedroom With Privately Owned Balcony
- Open Plan Living Room/Kitchen
- Spectacular Views
- Allocated Parking
- Walking Distance To Train Station And Amenities
- Highly Sought After Location
- Ideal First Time Purchase
- No Forward Chain







#### Solid Timber Door To

#### **Entrance Hall**

Wall mounted electric heater, cupboard housing water cylinder.

## **Living Room**

10' 6" x 10' 2" (3.20m x 3.10m)

Window with shutters overlooking the river Great Ouse and town centre, wall mounted electric storage heater.

### Kitchen

7' 8" x 7' 2" (2.34m x 2.18m)

Fitted in a range of base and wall mounted units with complementing work surfaces, drawer units, complementing tiling, stainless steel single drainer sink unit, space for fridge freezer, space for electric cooker.

#### **Bedroom**

10' 6" x 9' 1" (3.20m x 2.77m)

French doors opening to balcony, storage heater.

#### Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, bath with shower over, complementing tiling, wall mounted electric heater.

#### Outside

There are communal gardens and allocated residents parking.

# **Buyers Information**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

# **Tenure**

Leasehold

125 Years commencing from 25.12.1983 - 83 Years remaining.

Maintenance Charge - £300.00 per quarter Share of Freehold Council Tax Band - A

Approximate Gross Internal Area = 34.6 sq m / 372 sq ft

Second Floor Flat





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimension shapes and compass bearings before making any decisions reliant upon them. (ID1183568)

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