



Ivel Mill

Flat 2, Mill Lane, Biggleswade,
Bedfordshire, SG18 8AZ
Leasehold £235,000

COUNTRY PROPERTIES
PART OF HUNTERS

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
- Lease is currently in the process of being extended
- Share of Freehold

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.

Bedroom

Window to side aspect, radiator.

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.



External

Communal Courtyard

Basement used for storage, gas and electric meters.

Agents Note:

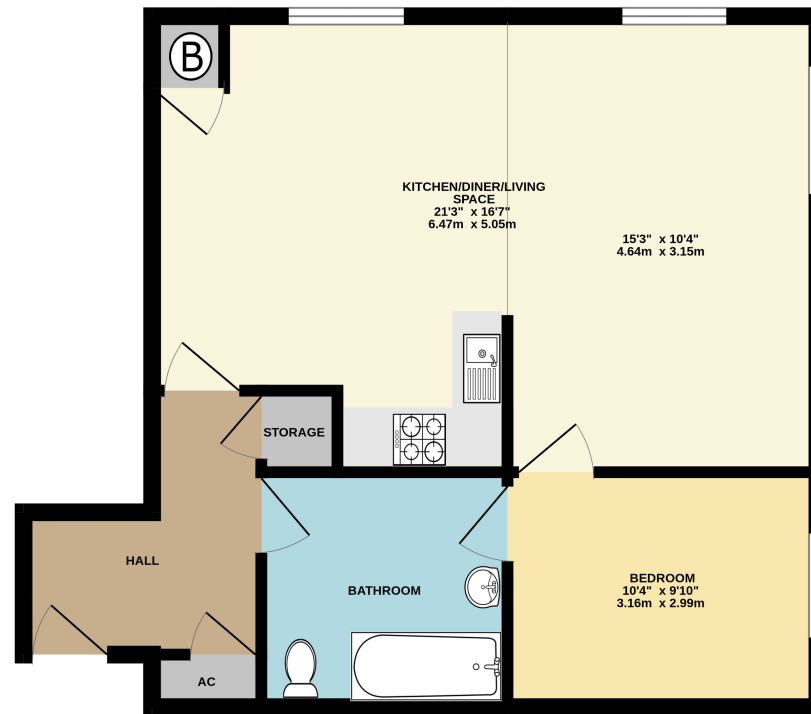
Lease Details: The lease is currently in the process of being extended. Details to be confirmed.

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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Viewing by appointment only

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