



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
- Long lease and share of Freehold
- Council tax band B & EPC rating D

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

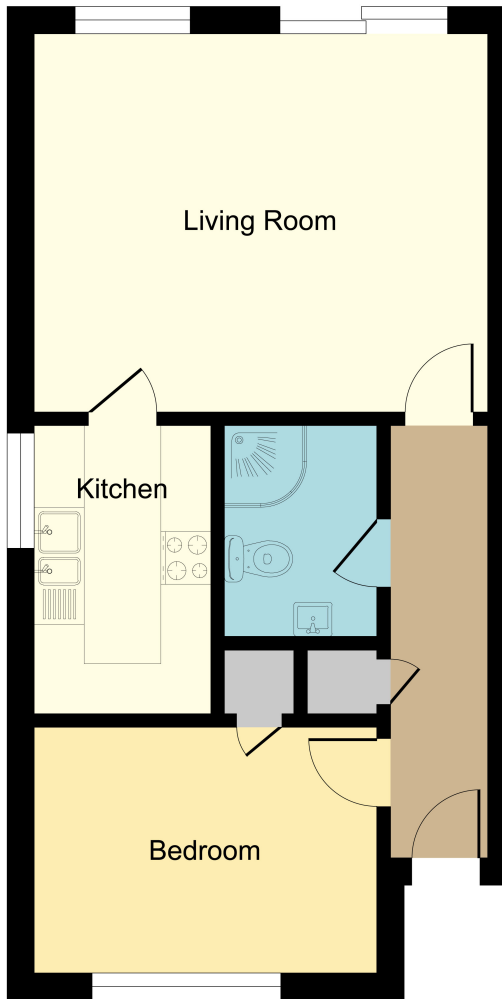
The residents all hold a share of the freehold for the properties.

Lease length - 999 years from 1 March 1984 (959 years remaining)
Service Charge - £75.00 per month
Ground Rent - N/A

Please note that this property belongs to a family member of an employee at Country Properties.







Total Area: 49.9 m² ... 537 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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