



Mill Lane, Kempston, Bedford MK42 7FB

WALDENS ESTATE AGENTS



Mill Lane
Kempston
Bedford
MK42 7FB

£165,000

Nestled in a gated development & constructed in approx 2010. Waldens are pleased to offer for sale this 1 bedroom open plan Maisonette which is positioned adjacent to The River Ouse, with countryside views and walks.

- 1 Bedroom Ground Floor Maisonette
- Set In Beautiful Grounds Within Gated Access
- Private Dual Entrance
- Close By To Countryside & River Great Ouse Walks
- Modern Contemporary Open Plan Lounge/Kitchen/Dining Area
- Electric Heating
- Double Glazed
- Parking Allocated
- Bin Storage Area & Communal Bike Storage

- Council Tax Band A
- Energy Efficiency Rating D



Located on the fringe of Kempston whilst being within easy reach of a vast array of shops including; Sainsburys local and main superstore, public houses and doctors. Excellent commuter links to the A421 bypass

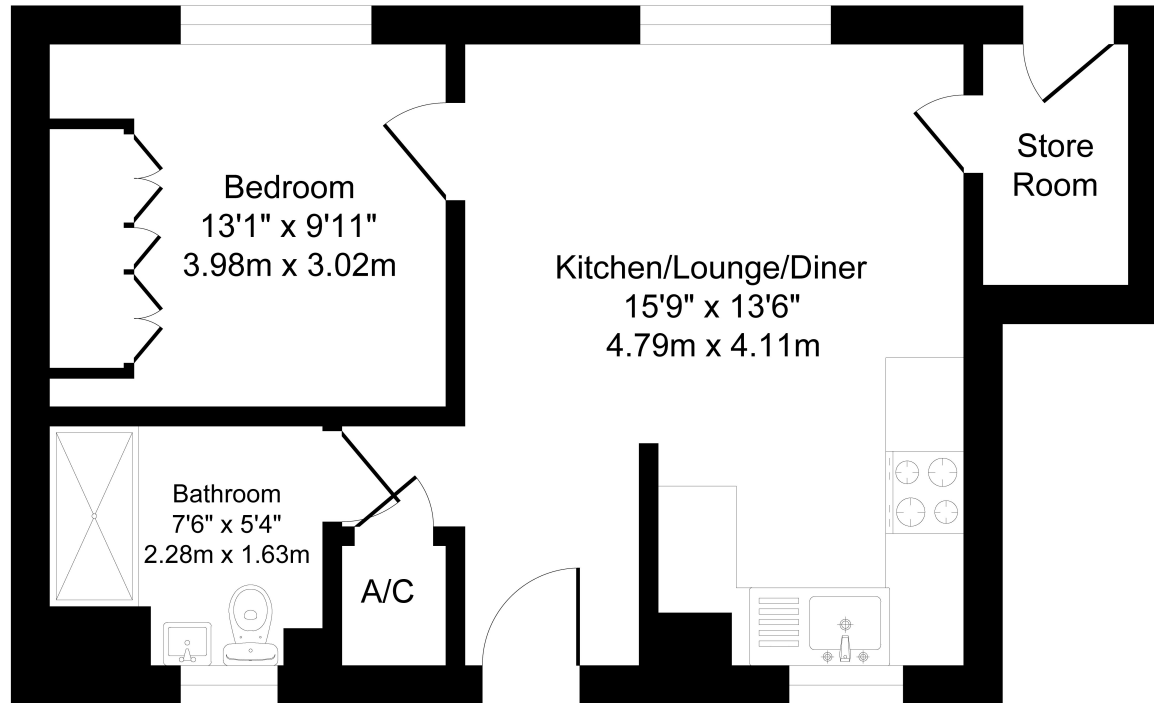


A well presented one bedroom maisonette in the popular location of The Mill, in Kempston. The property benefits from gated access into the private development and allocated parking space. Features include dual entry doors, double bedroom, shower room and a fitted kitchen/lounge/dining area.

Ground rent £467.42 per annum - Service charges £106.44 pcm
- Lease 125 Years from 2010



Approximate Gross Internal Area 441 sq ft - 41 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(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	

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

Waldens Estate Agents Limited for themselves and for the vendors or lesser of this property whose agents are to give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Waldens Estate Agents Limited has any authority to make or give any representation or warranty or relation to this property.

