



Mill Lane, Kempston, Bedford MK42 7BD


WALDENS
ESTATE AGENTS

Mill Lane
Kempston
Bedford
MK42 7BD

£220,000

** WALDENS SALES ARE UNDER NEW OWNERSHIP** Located a short distance from countryside walks & within the prestigious 'Kempston Mill' development is this immaculate and rarely available 2 bedroom ground floor apartment in 'The Barn'.

- Modern & Stylish
- 2 Bedroom Apartment
- En Suite To Principle Bedroom
- Open Plan Living
- Double Glazed Throughout
- Long Lease
- Beautiful Gated Grounds
- Close By To Countryside & River Great Ouse Walks
- Electric Heating
- Allocated Parking

- Council Tax Band C
- Energy Efficiency Rating C



Kempston is a popular small town attached to Bedford, just two miles separates the two town centres, and which is wholly self-sufficient in terms of local shopping, schooling and recreation. The town is well located to take advantage of the A421 southern bypass that links the M1 at Junction 13 with the A1 at the Black Cat roundabout. Bedford's mainline railway station offers fast and frequent services to the capital and beyond.

Waldens are delighted to be selected as the marketing agent offering for sale this stunning/modern 2 bedroom ground floor apartment located in picturesque gated grounds of 'The Mill' Kempston.

Initially entered via a well present communal area with intercom security that serves only 2 other apartments.

The accommodation itself is bright and airy offering modern open plan living, The lounge area has a wonderful large feature window. Kitchen is well equipped with base and eye level units and has space for the day to day necessary appliances with some integrated.

Both bedrooms are of a generous size and have fitted wardrobes with bedroom 1 being served by a beautiful en-suite shower room.

Outside: Constructed sympathetically in keeping with the heritage of this historic site, these homes have access to a variety of river side and country meadow walks.

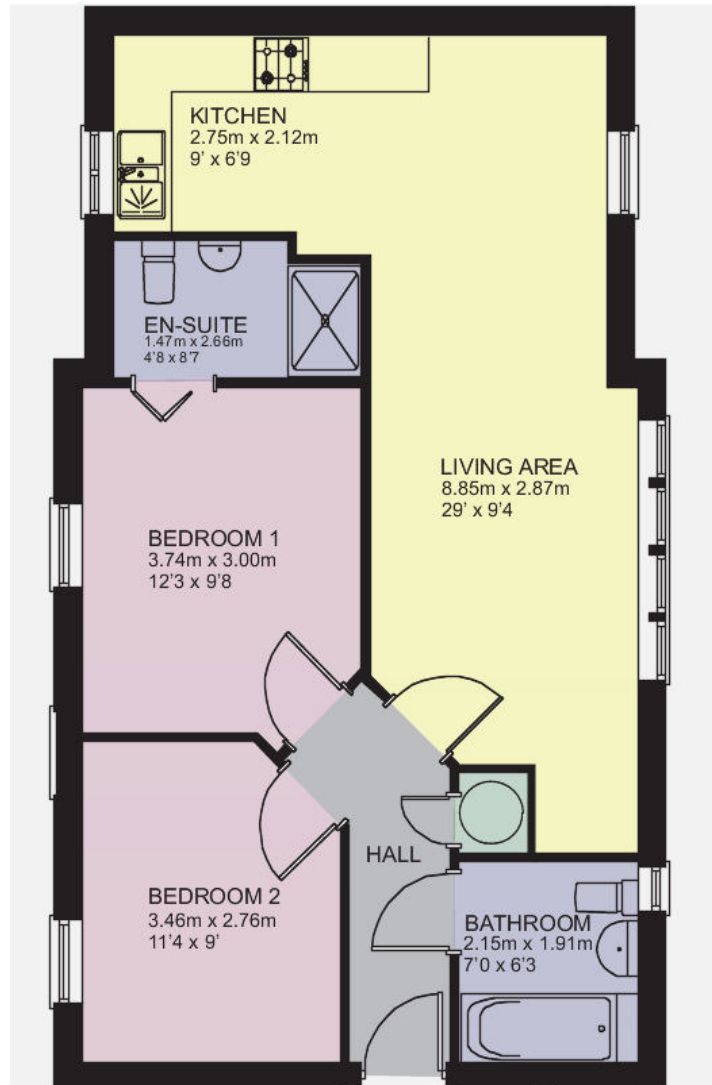
2 Allocated parking spaces.

Lease - 125 Years from January 2010

Charges for 2023 - Ground Rent - £467.00PA - Maintenance - £309.00PCM.

We have been advised by our client that the property will be going on a Right To Manage commencing 01/02/2024 - Further information we be supplied accordingly.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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