



# Kennedy & Co.

33 Mill Lane, Sandy

SG19 1NL

EPC: C

O.I.R.O £225,000

- Fantastic Rarely Available One Double Bedroom Ground Floor Apartment
- Stunning Peaceful River Frontage Location With Open Countryside Views Beyond
- Very Spacious 16ft x 14ft Sitting Room
- Modern Fitted Kitchen
- Modern Fitted Shower Room
- Terrace Seating Area Overlooking The River
- One Double Bedroom With Built In Wardrobes
- Delightful Communal Gardens



**A VERY rare opportunity to purchase this spacious one double bedroom ground floor apartment, offered with off road parking, situated in a highly sought after location with river frontage on to the River Ivel, plus stunning open views across the Sandy Riddy nature reserve.**

**This fine home boasts an entrance hall, very spacious 16ft x 14ft sitting room, modern fitted kitchen, modern fitted shower room, and master bedroom with a range of built in wardrobes. Other benefits include gas to radiator central heating.**

**Externally the property benefits from a private terrace seating area overlooking the river, delightful well maintained communal gardens, and allocated off road parking for one vehicle.**

**Early viewings on this superb apartment are strongly recommended.**

**Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.**

#### **PARTICULARS**

Communal entrance hall with private timber entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, built in storage cupboard, laminated wood effect flooring, coving to ceiling, communicating doors to:

#### **MASTER BEDROOM**

10' 5" x 9' 3" (3.18m x 2.82m) uPVC double glazed window to front elevation, single panel radiator, fitted floor to ceiling mirrored wardrobes, laminated wood effect flooring, built in storage cupboard, coving to ceiling.

#### **SHOWER ROOM**

Chrome wall mounted heated towel rail, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all elevations, laminated wood effect flooring, extractor fan.

## SITTING ROOM

16' 4" x 14' (4.98m x 4.27m) Window to rear elevation plus double glazed sliding patio doors leading to private terrace seating area overlooking the River Ivel and Sandy Riddy nature reserve, double panel radiator, laminated wood effect flooring, coving to ceiling, door to:

## LEASE

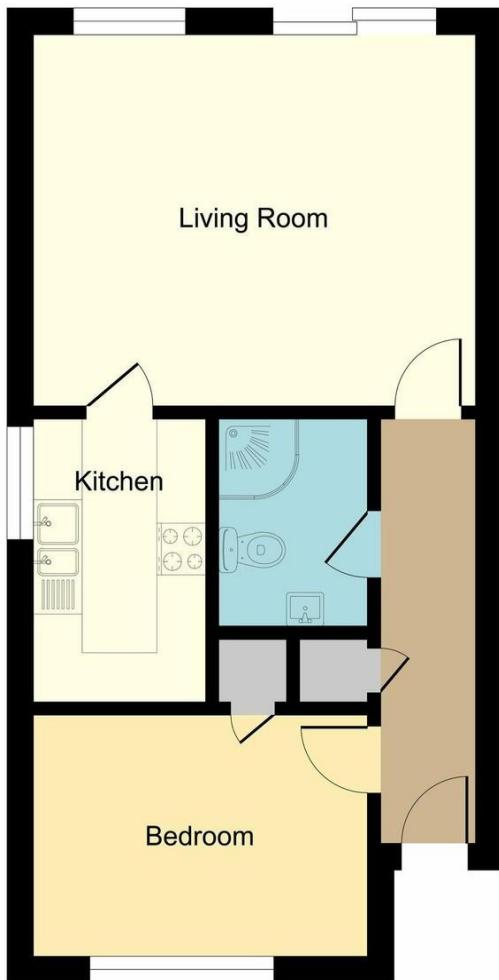
958 Years Remaining  
£75 PCM charge.

The property will also come with a SHARE OF THE FREEHOLD, granting you more control over the management and maintenance of the building.

## KITCHEN

10' 4" x 6' 9" (3.15m x 2.06m) Obscure window to side elevation, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, fitted work surfaces, range of base units incorporating built in stainless steel oven, built in stainless steel four burner gas hob, built in fridge/freezer, built in washing machine and built in dishwasher all with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, laminated wood effect flooring, coving to ceiling.



**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** [sandy@kennedyestateagents.uk](mailto:sandy@kennedyestateagents.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and potential buyers/tenants are advised to recheck the measurements