



Mill Lane, Kempston, Bedford, MK42 7FE
Guide price £385,000 Leasehold



Offering over 2000sq ft of accommodation and nestled in the charming and prestigious development of "The Mill" Kempston, this immaculately presented purpose built penthouse apartment provides a delightful blend of modern living and countryside charm. Having undertaken various recent improvements by the current owners this stunning property offers spacious living accommodation throughout, perfect for those seeking comfort and style. On entry you will find a large entrance hall that leads to an impressive 37ft open-plan living room featuring a stylish split-level dining area, perfect for entertaining and a beautifully presented fitted kitchen. Along the hallway you will find 2 superb double bedrooms with bedroom 2 boasting a Juliette balcony with stunning countryside & river views and to the master bedroom a stylish en suite shower & bathroom with underfloor heating. The property offers a further modern shower room, a convenient utility room and various built in cupboards providing plenty of storage space. Externally the grounds are accessed via an electric gated security system with a lift, offering an added layer of security and exclusivity with well maintained gardens & communal areas surrounding. The penthouse also comes with the benefit of a covered car port parking space and an additional space. Whether you are a first-time buyer or looking to move to an exclusive private development, this property is sure to impress. Do not miss the opportunity to make this fantastic penthouse your new home.

Secure Communal Entrance

Entrance Hall

Open Plan Sitting/Dining Room

37'1 x 23'7 (11.30m x 7.19m)

Kitchen

9'5 x 9'1 (2.87m x 2.77m)

Utility Room

Bedroom 1

16'9 x 11'9 (5.11m x 3.58m)

En Suite Shower/Bathroom

Bedroom 2

14'2 x 9'11 (4.32m x 3.02m)

Shower Room

Car Port & Extra Parking Space

Communal Gardens

Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, two Post Offices, other independent shops and restaurants, Addison Park and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

Lease Details

Lease - 108 Years

Annual Ground Rent - £467.72

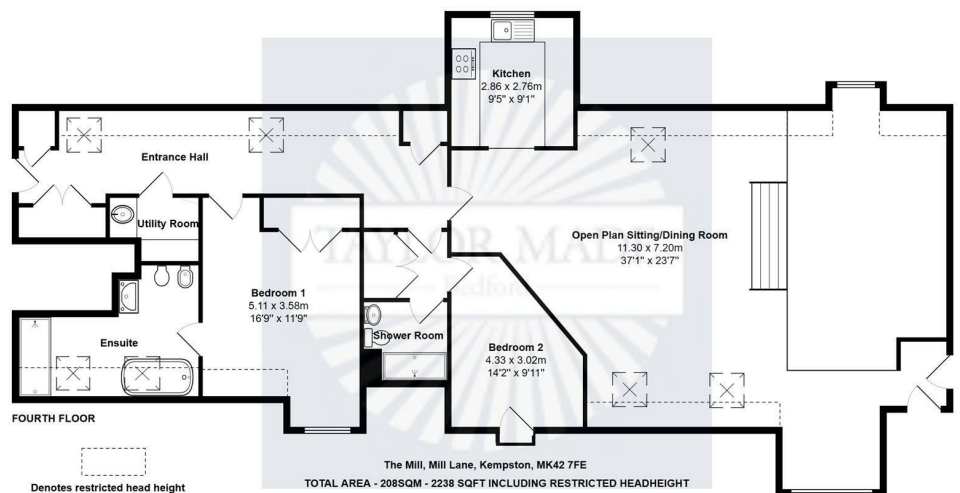
Management Charge - £1,993 Set and controlled by RTM (Self Managed)

Communal Grounds 'Estate' - Service Charge = £484.81 (6 months)

Council Tax: Bedford Borough C

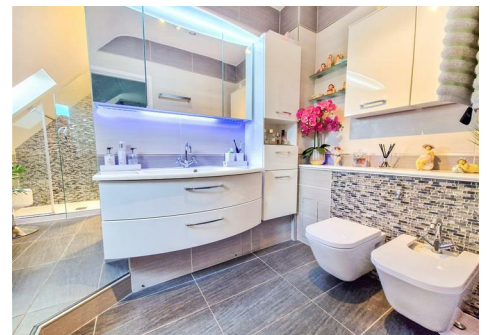
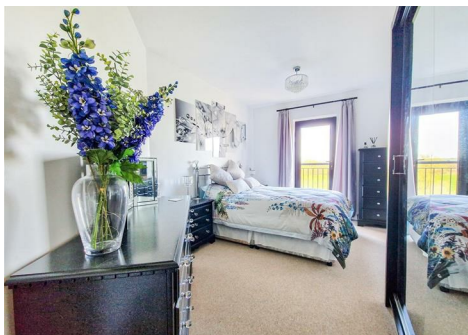


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs	 Very environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).
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