



**7 Mytton Mill, Montford Bridge SY4 1HA**

3 bedroom penthouse apartment — £465,000 Leasehold

# 7 Mytton Mill, Montford Bridge, Shrewsbury SY4 1HA

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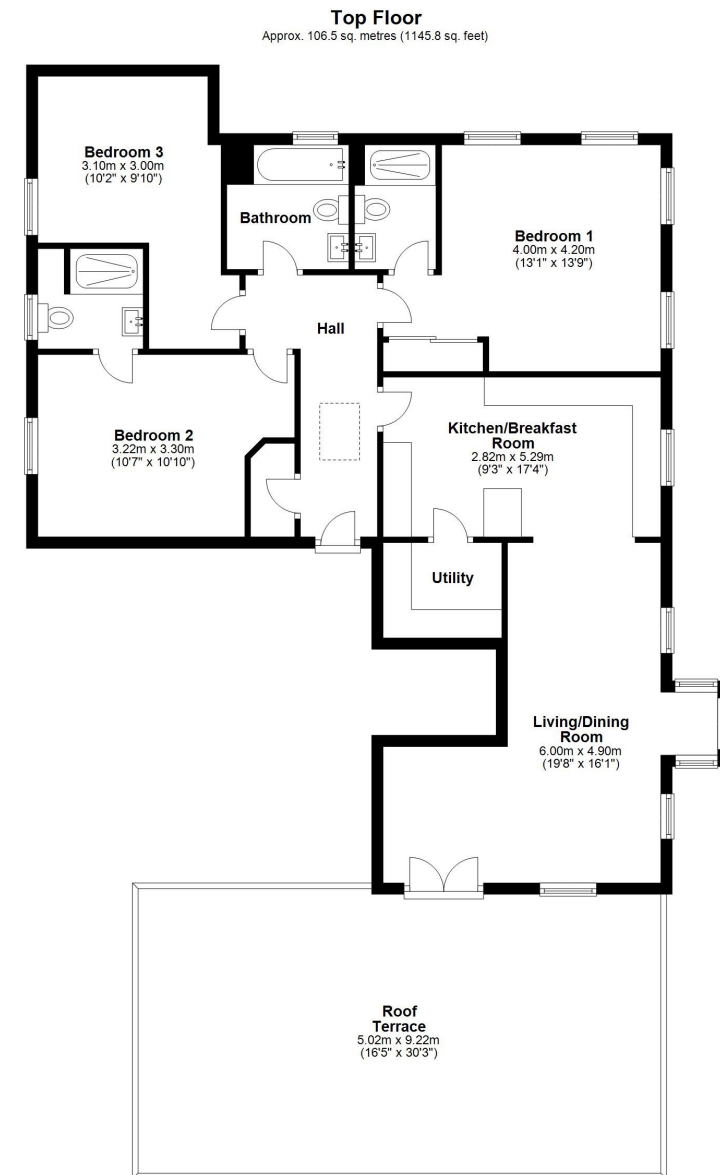
£465,000 Leasehold—3 bedroom penthouse apartment

sales@cgpooks.co.uk

**This very impressive penthouse apartment has a fantastic roof top terrace and forms part of an extremely attractive and imaginatively designed Mill conversion, which is just a 10-minute drive from Shrewsbury and set in beautiful communal grounds adjoining the river Perry**

## KEY FEATURES

- Unique, light and well-designed interior with some lovely individual features, such as vaulted ceilings with exposed timbers and a glazed floor to ceiling bay overlooking the stunning grounds.
- Spacious and modern communal areas, from which there is either stair or lift access to the third floor.
- Open plan living and dining room which has multiple windows to 2 elevations, as well as glazed double doors providing access to the magnificent and sizable private decked roof terrace.
- Stylish and extensively fitted kitchen/breakfast room with wood effect flooring and integrated appliances. There is also an adjoining separate utility room fitted to the same standard.
- From the entrance hall there are 3 bedrooms and a well fitted family bathroom. In addition to which 2 of the bedrooms have en suite shower rooms and there is also a mezzanine level in the 3rd bedroom.
- Very energy efficient with Air source under floor heating and double-glazed windows.
- 3 private parking spaces and room for additional visitors if needed. In addition to which the property also benefits from a large and secure storeroom which is located on the ground floor and accessed via the car park.
- Sympathetically converted former water mill, recently developed to comprise 2 mews homes, 4 contemporary apartments and 2 penthouses, all set within magnificent communal grounds/gardens, with direct access to the River Perry which includes fishing rights.
- Very peaceful setting next to open countryside, yet just a 10-minute drive from Shrewsbury town and the bypass, which gives direct access to both Telford and Chester.
- Vacant with no onward chain.



Total area: approx. 106.5 sq. metres (1145.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanIt360









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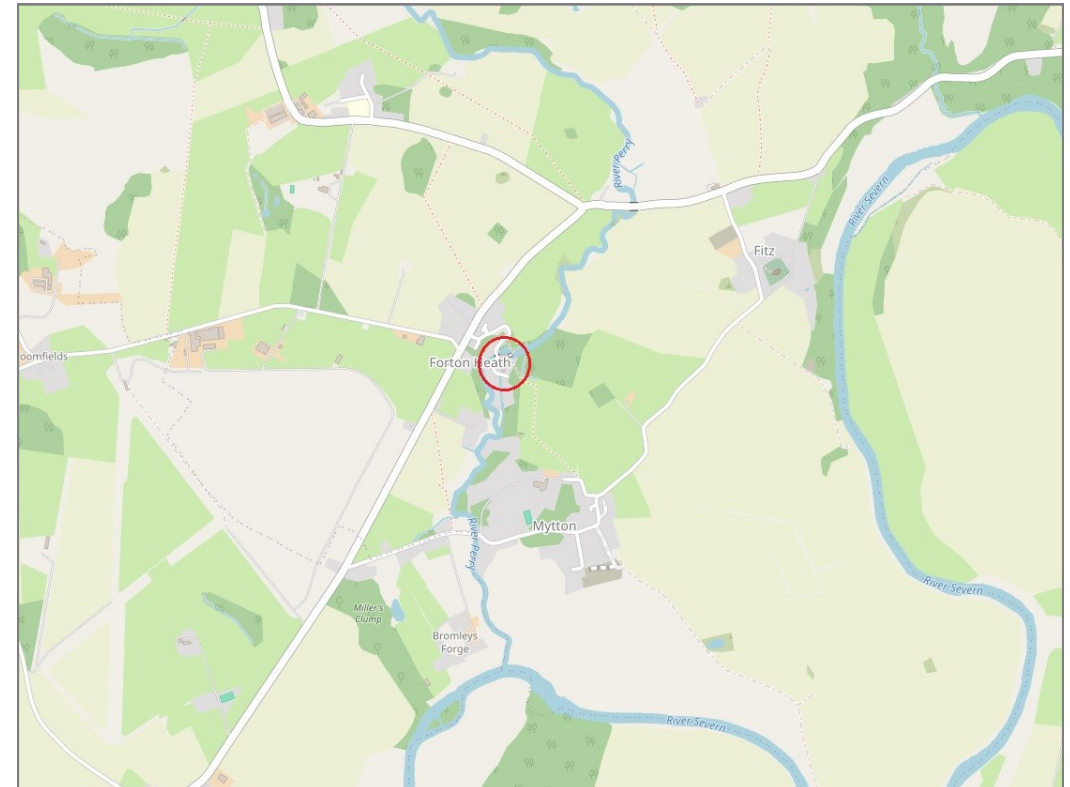
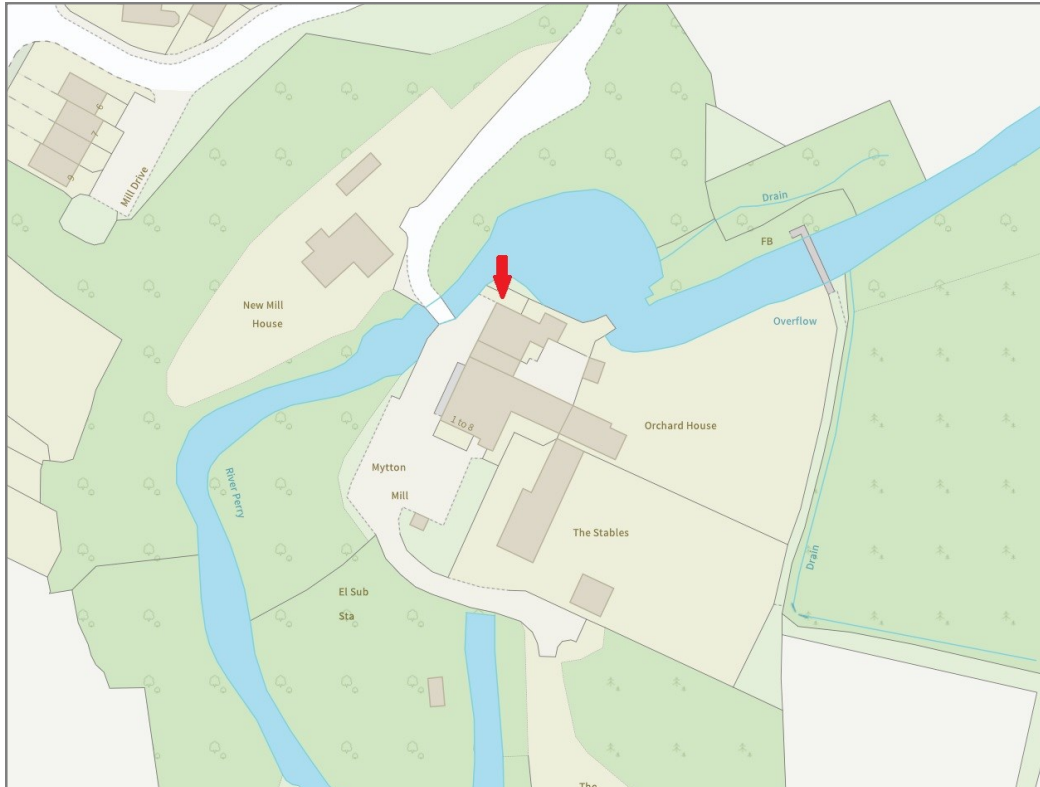
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**BOUNDARIES NOT CONFIRMED**

Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band B</b>
Services	<b>Mains services water, electricity and drainage are connected</b> <b>Heating is by air source heat pump</b>

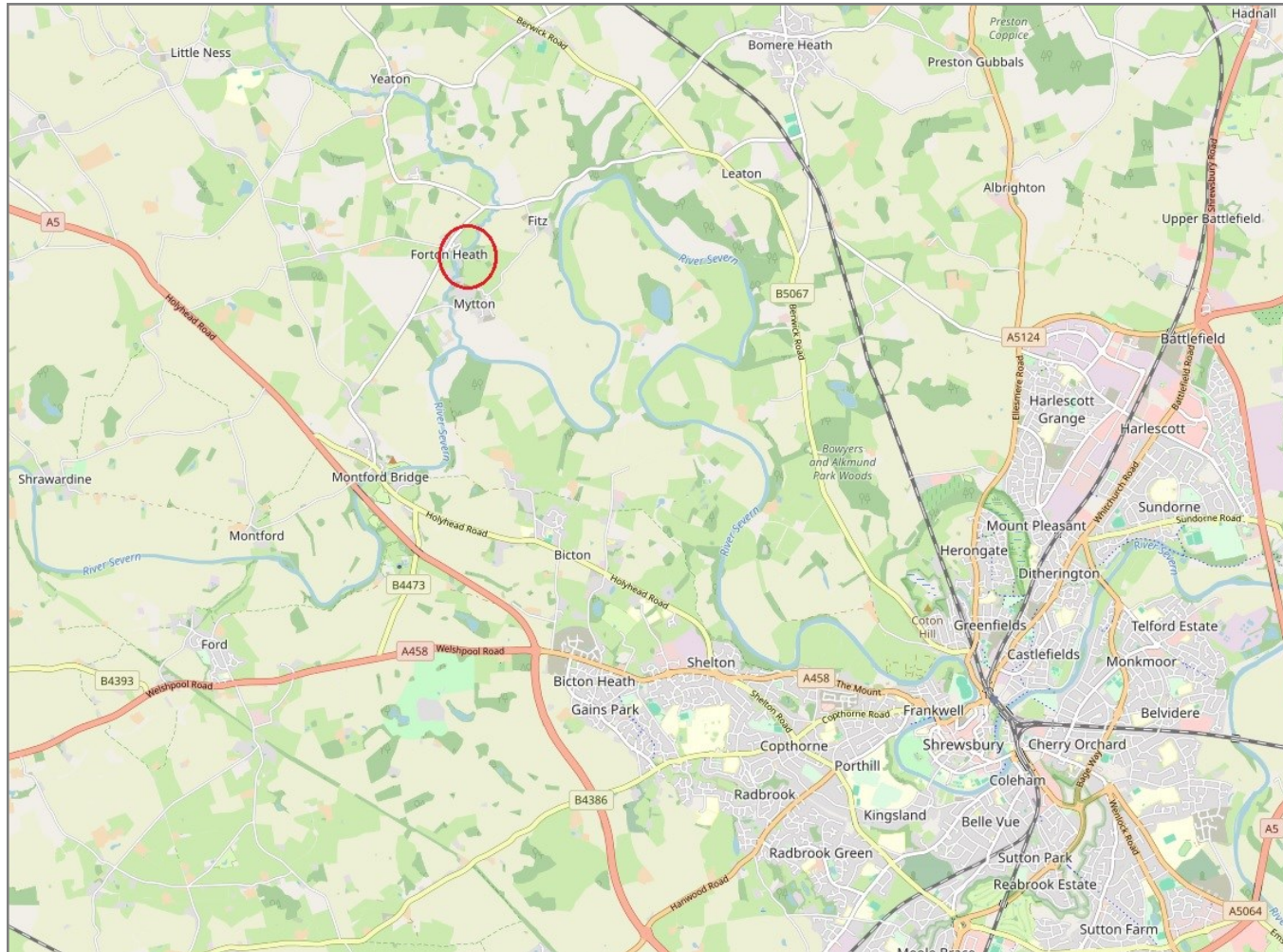
Tenure	<b>Leasehold</b>
Lease Length	<b>996 years remaining</b>
Service charge	<b>£2381 PA</b>

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