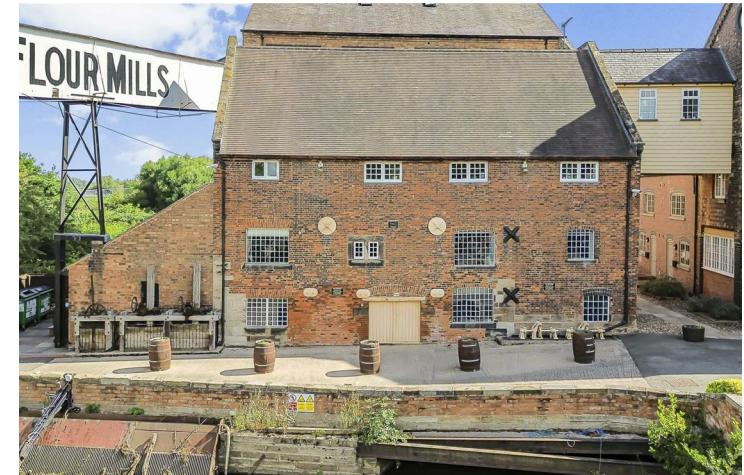




**The Flour Mills, Burton-On-Trent, DE15  
0TP**

**£150,000**

**Open House**  
estate agents



# The Flour Mills, Burton-On-Trent, DE15 0TP

£150,000

Welcome to 'The Old Mill' on the highly regarded Flour Mills development, tucked behind secure gated access. As you head down the private drive, you'll pass parts of local history, including the original flour mill buildings, machinery and bridges and open views across the River Trent and the countryside beyond. Communal gardens wrap around the setting, reinforcing the sense that you've stepped into something more relaxed and tucked away.

Mill Yard is somewhere that feels a million miles away, yet isn't. In reality, you're just a short stroll or drive from Burton town centre, with its brilliant mix of cafés, shops, riverside walks, and green spaces, but once inside this gated community, it feels as though you are on a peaceful retreat. There's a train station close by offering direct routes across the region and beyond, and excellent road links via the A38 make commuting to Derby, Lichfield, or Birmingham really straightforward.

The home itself has a lovely blend of old and new — rooted in local history but full of modern convenience. The property is part of the old Burton Flour Mills, rooted in local history, but sprinkled with modern conveniences. The view is outstanding, from both the lounge and the bedroom, overlooking the weir.

This is one of those homes that needs to be experienced in person. Step through the gates — and step into something unexpectedly special. Once a working flour mill, the listed building has been tastefully transformed into a collection of character apartments, all set within a secure gated community.



This particular property is located on the first floor and is an ideal purchase for first-time buyers, investors and anybody seeking a tranquil riverside retreat. Internally, the apartment offers well-proportioned accommodation, including an open-plan living kitchen with original features, a double bedroom, a stylish shower room, and a welcoming entrance hall. Residents also enjoy the use of landscaped communal grounds and private parking

#### Communal Entrance

A secure entrance door opens into a welcoming communal area with a tiled floor, access to lift facilities, and a staircase with a modern glass balustrade leading to the upper levels.

#### Entrance Hallway

A small but welcoming central hallway providing access to the bedroom, shower room, and open-plan living space.

**Open Plan Living Kitchen** – 3.52m x 7.23m (11'6" x 23'8")  
An impressive open-plan room featuring wood-effect flooring, exposed ceiling beam, and a striking original multi-pane window overlooking the weir.

The kitchen is fitted with a one and a half bowl stainless steel sink, wood-effect worktops, stainless steel splashback, ceramic four-ring hob with extractor hood, high gloss base and wall units, integrated electric oven, fridge, freezer and washing machine.

**Double Bedroom** – 3.36m x 3.62m (11'0" x 11'11")  
A generously sized double bedroom with a charming stone-mullioned window, wall-mounted electric heater, and two wall light fittings. The room is of a good size for an apartment bedroom, and as with the rest of the property is full of character. Notable is the view over the weir.

#### Shower Room

Modern and well-presented, comprising a tiled walk-in shower cubicle, wash basin, low flush WC, heated towel rail, and underfloor heating. Fully tiled walls and flooring add a stylish finish.

#### Outside

The development is surrounded by well-maintained communal gardens and waterside seating areas. This apartment also benefits from an allocated parking space within the gated grounds. There is opportunity for fishing, kayaking, outdoor barbeques, and most importantly, tranquillity.

#### Additional Information

Leasehold – 999-year lease from the original term.  
Approx. 982 years and 2 months remain.  
Service charge: £4343.76 per annum / approx. £361 per month). Includes building insurance.  
Pets are not permitted within the development.  
Please be aware there is no gas supply to the property  
Offered with vacant possession.  
EPC Rating: D  
Council Tax Band: A  
Local Authority: East Staffordshire Borough Council

**Services:** Mains water, drainage, and electricity believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please also be aware that we have not verified the





condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

**\*\*Money Laundering Regulations 2003:\*\***

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.



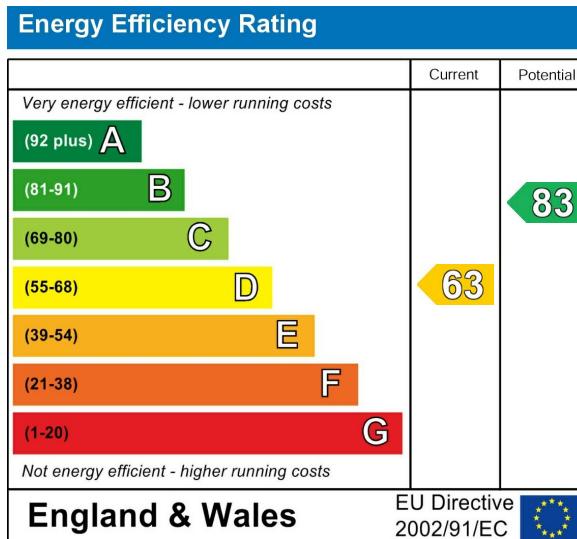




**Approximate Floor Area**  
**515 sq. ft**  
**(47.85 sq. m)**

**Approx. Gross Internal Floor Area 515 sq. ft / 47.85 sq. m.**  
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

## ENERGY PERFORMANCE CERTIFICATE



### LOCAL AUTHORITY

East Staffordshire

### TENURE

Leasehold

### COUNCIL TAX BAND

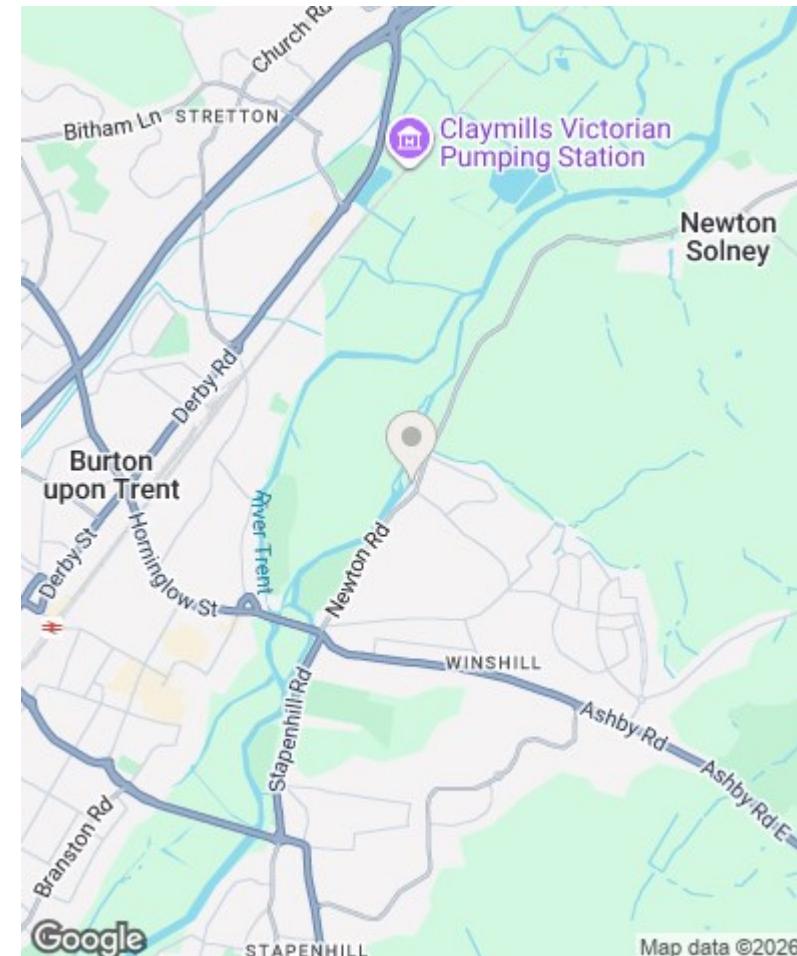
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### VIEWINGS

By prior appointment only

### PROPERTY SUMMARY

- Located within a luxury riverside development
- Extensive private grounds
- Opportunity for kayaking, fishing, scenic walks within the grounds
- Beautifully presented one bedroom apartment
- Exceptional views of the River Trent and surrounding countryside
- Stylish open-plan living area with views over the weir
- Private allocated parking and visitor parking
- Gated community
- Quiet location yet close to town centre amenities



2 James Street, Midway, Swadlincote, DE11 7NE

Tel: (01283) 240632

Email: BurtonSwad@localagent.co.uk

[www.openhouselocal.co.uk](http://www.openhouselocal.co.uk)