



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **3 Abbey Wharf, Mill Road, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AY**

### **Offers in the Region Of £142,000**

This appealing one-bedroom ground-floor apartment is located within a modern development within easy reach of the town centre. Offered with no upward chain, the attractive accommodation provides: Hall, Open plan Living Room/Kitchen, Double Bedroom with built-in wardrobe, 3 piece Bathroom, DG. Efficient electric heating (EPC C rating), Landscaped communal gardens adjoining the Reabrook nature reserve, providing direct access to lovely walks, and allocated parking space.



### **3 Abbey Wharf, Mill Road, Abbey Foregate, Shrewsbury, Shropshire, SY2 6AY**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

#### **Accommodation comprises**

From the Communal Hallway, entrance door with spyhole.

#### **Entrance Hall**

Wall-mounted heater.

#### **Open Plan Living Room/Kitchen**

A generous Living Area with a wall-mounted heater and carpet, a range of power points and double-glazed window to the front. The Kitchen Area has laminate flooring and is fitted with a range of units to two wall areas, laminated worktops with an inset 1 1/2 bowl sink unit, and a tiled surround to the work areas. Integrated electric oven and 4-ring hob with steel splashback and filter hood above, and space for further appliances. Entry phone.

#### **Bedroom**

Wall-mounted heater, double-glazed window to the front, built-in double wardrobe/airing cupboard also housing the hot water cylinder.

#### **Bathroom**

Fitted with a white 3-piece suite providing a bath with a mixer tap and shower fitting and fully tiled walls around, wash basin and WC, heated towel rail, shaver socket/light and extractor.

#### **Outside**

The property enjoys the benefit of an allocated parking space directly in front of the apartment.

#### **Lease Details**

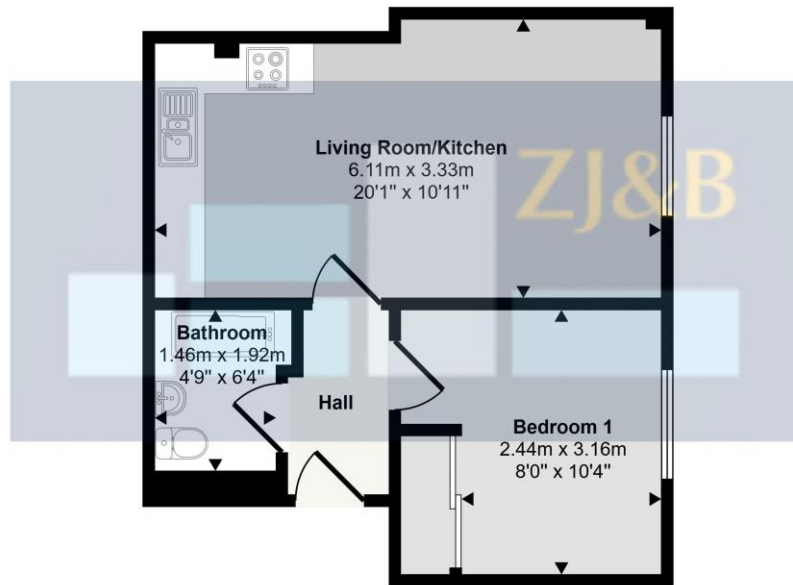
The property is held on a 250-year lease from 01.01.2013 with 238 years remaining. Service Charge £2000 per annum.

#### **Council Tax Band A**

**Tenure:** Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

Approx Gross Internal Area  
37 sq m / 398 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## FLOOR PLANS FOR GUIDANCE ONLY

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### Energy performance certificate (EPC)

3 Abbey Wharf Mill Road SHREWSBURY SY2 6AY	Energy rating <b>C</b>	Valid until 9 August 2026	Certificate number 8005-7122-2620-2690-9922
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Property type Ground-floor flat

Total floor area 42 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-fund-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-and-fund-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**