



**Zaza Johnson & Bath**  
Estate Agents

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## **6 Mytton Mill, Mill Drive, Montford Bridge, Shrewsbury, Shropshire, SY4 1HQ**

**£260,000**

This impressive 2-bedroom second-floor apartment forms part of a quality, stylishly designed conversion of a historic mill, set in beautiful residents' gardens bordered by the River Perry. Combining the rich character of the building with contemporary living, accommodation provides: Entrance Hall, fantastic open plan Living/Dining/Kitchen (24'x19'4"), En-suite Shower Room to main Bedroom, double 2nd Bedroom, main Bathroom, underfloor heating, 2 parking spaces. Useful Store Room. Idyllic rural setting convenient for Shrewsbury and transport links. No Upward Chain.



## 6 Mytton Mill, Mill Drive, Montford Bridge, Shrewsbury, Shropshire, SY4 1HQ

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

### Description

The apartment is situated within the historic Mytton Mill, which was converted in 2018/19 into a select development of apartments and homes. The development enjoys an idyllic waterside setting with beautiful residents' gardens along the banks of the River Perry. The apartments are surrounded by the glorious Shropshire countryside with the convenience of the town of Shrewsbury and excellent transport links nearby. The Mill has been converted to a high standard and retains many of its period features both within the building and the grounds. The apartment has lift and staircase access and the benefit of a large, secure store room on the ground floor. The property has under floor heating and double glazing.

### Accommodation comprises

Entrance door.

### Spacious Entrance Hall

Large built-in airing cupboard.

### Impressive Open-Plan Living/Dining Room/Kitchen 23' 0" x 19' 4" (7.01m x 5.89m)

4 windows provide excellent natural lighting and French doors with Juliet balcony. The Kitchen Area provides worktops to 3 wall areas incorporating a generous breakfast bar, inset 1 1/2 bowl sink, attractive gloss fronted units, integrated electric oven, 4 ring induction hob with filter hood above, fridge/freezer, slim-line dishwasher. The Living Area is generous and there is ample space for a good sized dining table.

### Utility Room 6' 0" x 5' 4" (1.83m x 1.62m)

It is rare to find a separate utility room within apartments, this one is fitted with units to match the Kitchen, with work surface and cupboards, integrated washer/dryer and sink unit, Window to the side.

### Bedroom 1 10' 1" x 9' 3" (3.07m x 2.82m)

Built-in wardrobe, window to the side overlooking the grounds and River Perry.

### En-suite Shower Room

Fitted with large, fully tiled shower cubicle, wash basin with drawers beneath and WC, extractor, heated towel rail and half tiled to further walls.

### Bedroom 2 9' 11" x 9' 11" (3.02m x 3.02m)

Built-in double wardrobe,, window enjoying similar views to Bedroom 1.

### Bathroom

Fitted with 3 piece suite including bath with mixer tap and shower attachment, wash basin with drawer beneath, WC, half tiled walls, heated towel rail and window.

### Outside

The property has the benefit of 2 allocated parking spaces and additional visitor's parking spaces. The communal grounds around provide woodland, lawns and fishing rights down to the River Perry.

### Useful Store Room 19' 3" x 7' 7" (5.86m x 2.31m)

Power and lighting.

### Lease Details

The property is held on a 999 year lease from 01.01.2019, with 993 years remaining. The Service Charge is £2413.08 per annum.

### Council Tax Band B

**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**



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### Energy performance certificate (EPC)

6 Mytton Mill Mill Drive Forton Heath, Montford Bridge SHREWSBURY SY4 1HQ	Energy rating <b>D</b>	Valid until:	14 May 2029
		Certificate number:	8151-7735-6830-5305-1992

Property type	Mid-floor flat
Total floor area	87 square metres

#### Rules on letting this property

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

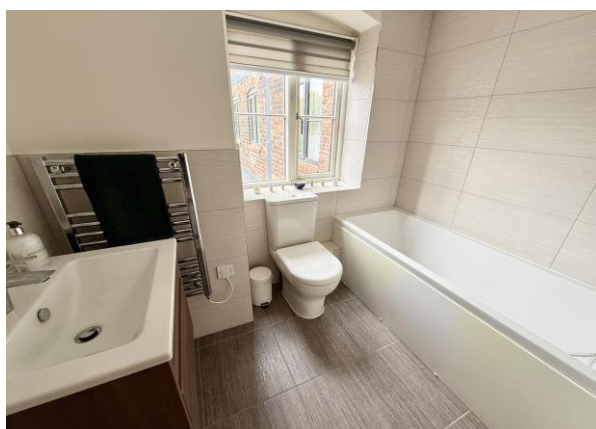
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

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

[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**