

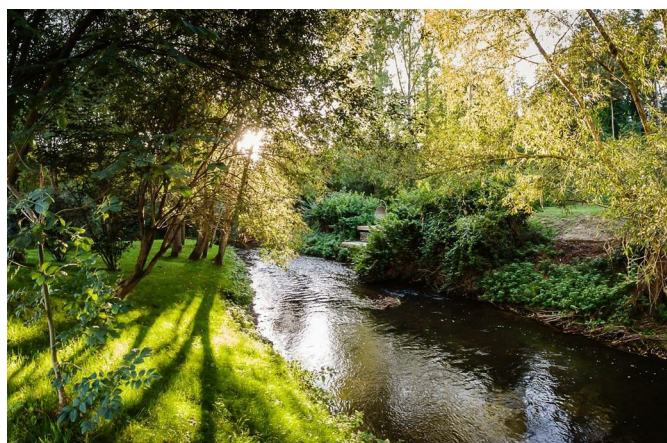
4 Mytton Mill Montford Bridge Shrewsbury SY4 1HA



2 Bedroom Apartment
£825 PCM

The features

- Secure communal entrance and lift access
- Personal Reception Hall
- Contemporary Kitchen with appliances
- Principal Bedroom with En suite
- Allocated parking and large secure store
- Private courtyard Garden
- Fabulous open plan Living/Dining/Kitchen
- Utility Store
- Guest Bedroom and Bathroom
- Delightful communal Gardens bordered by the River Perry



This fabulous 2 Bedroom First Floor Apartment offers a unique lifestyle – having undergone sympathetic renovation in this historic Mil on the banks of the River Perry with the tranquility of the adjoining Shropshire countryside beyond.

An impressive dual aspect Apartment with the added benefit of its own courtyard garden for those who love to dine alfresco, and being South facing. Featuring secure communal entrance with lift and stair access to its Personal Reception Hall, there are 2 allocated parking spaces and delightful communal gardens which are bordered by the River Perry with fishing rights.

Property details

DIRECTIONS

From Shrewsbury Town Centre take the A458 Welshpool Road to the top of the Mount turning right at the Shelton Traffic lights and continuing along the Holyhead Road to Montford Bridge. After passing over the bridge turn right for Forton and continue along this road for approximately 2 miles. On entering Forton Heath you will see Cooper Williams on the left hand side, the entrance to Mytton Mill is directly opposite here - Mill Drive. Continue to the bottom of the lane where you will find the development.

PERSONAL RECEPTION HALL

The first floor is approached via lift or stairs to Landing off which lead apartments 3 and 4. Personal entrance to RECEPTION HALL with windows to the rear with views over gardens and countryside beyond.

STUNNING OPEN PLAN LIVING/DINING/KITCHEN

23'3" x 19'0" (7.089 x 5.809)

A fabulous open plan room being well lit from windows to two elevations with delightful outlooks over the grounds and providing a lovely aspect over the River Perry and woodland beyond. Glazed door which leads down to its personal courtyard garden which is paved and enclosed with fencing. The Kitchen is fitted with a range of contemporary units incorporating sink unit set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob unit with extractor hood over and pan drawers beneath, integrated dishwasher and fridge freezer both with matching fascia panels. Built in double oven and grill with cupboards above and below, breakfast bar area.

UTILITY STORE

with washer dryer.

MASTER BEDROOM 14'6" x 11'3" (4.434 x 3.433)

with window providing lovely aspect over the River and woodland beyond.

EN SUITE 7'2" x 6'0" (2.188 x 1.847)

which will be fitted with contemporary suite comprising shower cubicle, wash hand basin and WC suite

GUEST BEDROOM 11'4" x 8'6" (3.464 x 2.598)

again with window providing lovely aspect over the River and woodland beyond

BATHROOM 7'8" x 5'7" (2.341 x 1.706)

which will be fitted with suite comprising panelled bath, wash hand basin and WC suite.

OUTSIDE

A personal courtyard garden

There is a large, personal and secure basement store allocated to each apartment.

PARKING

There is an excellent parking area with several parking spaces available for each apartment.

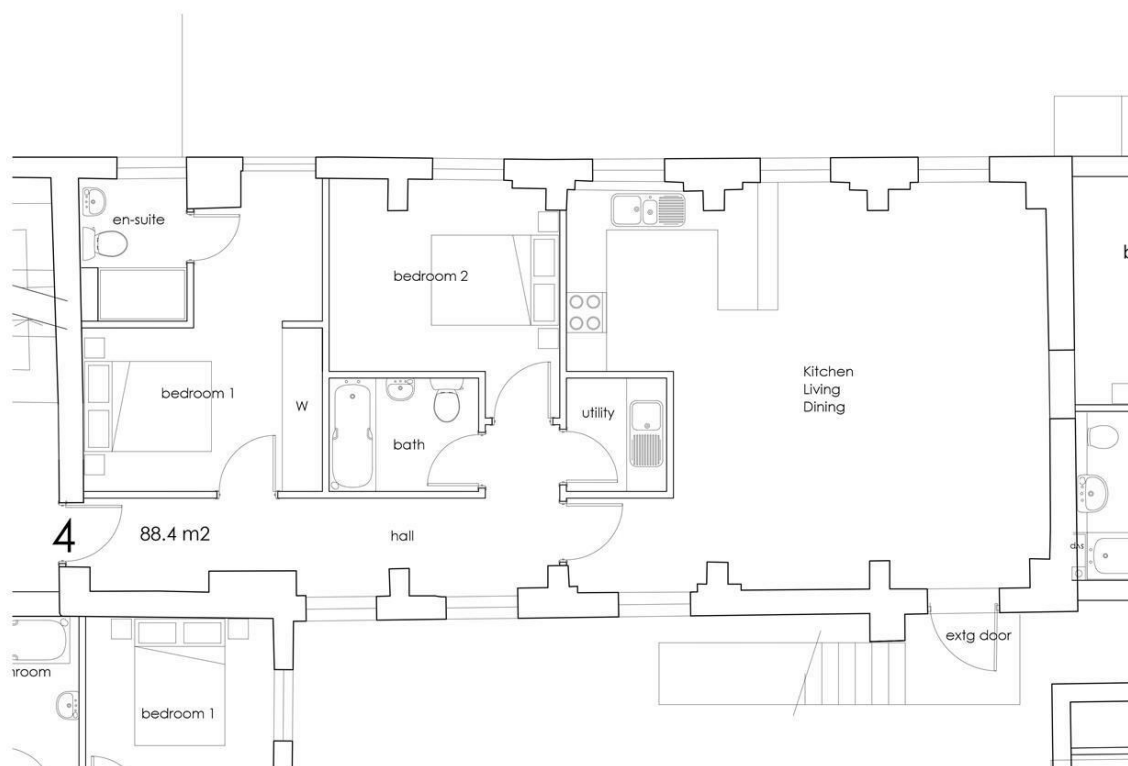
GARDENS

Each of the Apartments will have access to the communal gardens from which will enjoy fishing rights and views over adjoining woodland.

4 Mytton Mill , Montford Bridge, Shrewsbury, SY4 1HA.

2 Bedroom Apartment
£825 PCM





FIRST FLOOR PLAN
APARTMENT 4, MYTTON MILL, MILL DRIVE,
FORTON HEATH,
SHREWSBURY. SY4 1HQ



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01743 361422

Email. sales.shrewsbury@monks.co.uk

Click. www.monks.co.uk

Shrewsbury office

10a Shoplatch, Shrewsbury,
Shropshire, SY1 1HL

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.