



11 The Mill, Albion Street, Wolverhampton, West Midlands, WV1 3ED

BERRIMAN  
EATON



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A superb and luxuriously appointed third floor apartment set in this striking conversion of a 19th Century Flour Mill. The apartment has retained many original features and consists of an open plan living/dining room and kitchen, family bathroom and double bedroom. Externally there is secure gated entrance to own reserved parking space and use of own lock up storage cage in basement. FLOORPLAN TO FOLLOW.

### LEASE

The property is held on a lease term of 125 years from the 4th of January 2004 thus having approximately 107 years unexpired, at a current ground rent of £100 per half year. There is a service charge of 955.82 per half year.

### SERVICES

We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND B - Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Tettenhall Office.  
The property is LEASEHOLD.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

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

Offers Over  
£145,000

EPC:

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



# **11 THE MILL** **ALBION STREET, WOLVERHAMPTON**



**Third Floor**

**TOTAL: 77.7sq.m. 836sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

