



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

BERRIMAN  
EATON

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

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.

### 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 £1,326.64 per half year.

### SERVICES

We are informed by the Vendors that mains electricity, water and drainage are connected and heating is via electric storage heaters.

COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors Cover the area

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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

Offers In The Region Of  
£130,000

EPC: D

**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



