



36 ABBEY WHARF  
MILL ROAD | SHREWSBURY | SY2 6AY









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Close to town amenities.

A STUNNING AND IMMACULATELY PRESENTED DUPLEX PENTHOUSE APARTMENT, SET WITH A DELIGHTFUL ROOF TERRACE, PARKING AND A GARAGE ON THIS SOUGHT AFTER DEVELOPMENT.

Spacious accommodation over 2 floors  
Beautifully presented throughout  
Fantastic roof terrace  
Parking and a garage  
NO ONWARD CHAIN



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Viewing is strictly by appointment with the selling agents



## DIRECTIONS

From Shrewsbury town centre proceed over the English Bridge keeping left and continue straight ahead, past the Abbey and up to the traffic lights. Proceed straight ahead for a short distance taking the right turn into Mill Road, after passing over the speed control bumps the building containing number 36 will be identified in front of you.

## SITUATION

The property is attractively situated in an established residential area of the town whilst being conveniently placed for a number of local amenities and walking distance of the town centre and picturesque quarry. Shrewsbury town centre has a comprehensive and fashionable range of facilities within walking distance, as are some lovely walks along the banks of the River Severn. Commuters will find that ready access can be gained to the A5 which links quickly through to the M54 motorway and onto Telford. There is also a rail service available in the town centre.

## PROPERTY

This beautifully presented duplex penthouse apartment offers impressive, well-appointed living space and is finished to a high standard throughout. Accessed via a lift or stairs, the property combines style, space, and convenience in a desirable setting with views over a tranquil nature area and woodland.

The heart of the home is a superb open-plan living, dining, and kitchen area featuring striking oak boarded flooring and bi-folding doors that open onto a generous roof terrace, ideal for alfresco dining and entertaining. The contemporary kitchen is fitted with sleek soft-close units and a full range of high-quality Neff appliances.

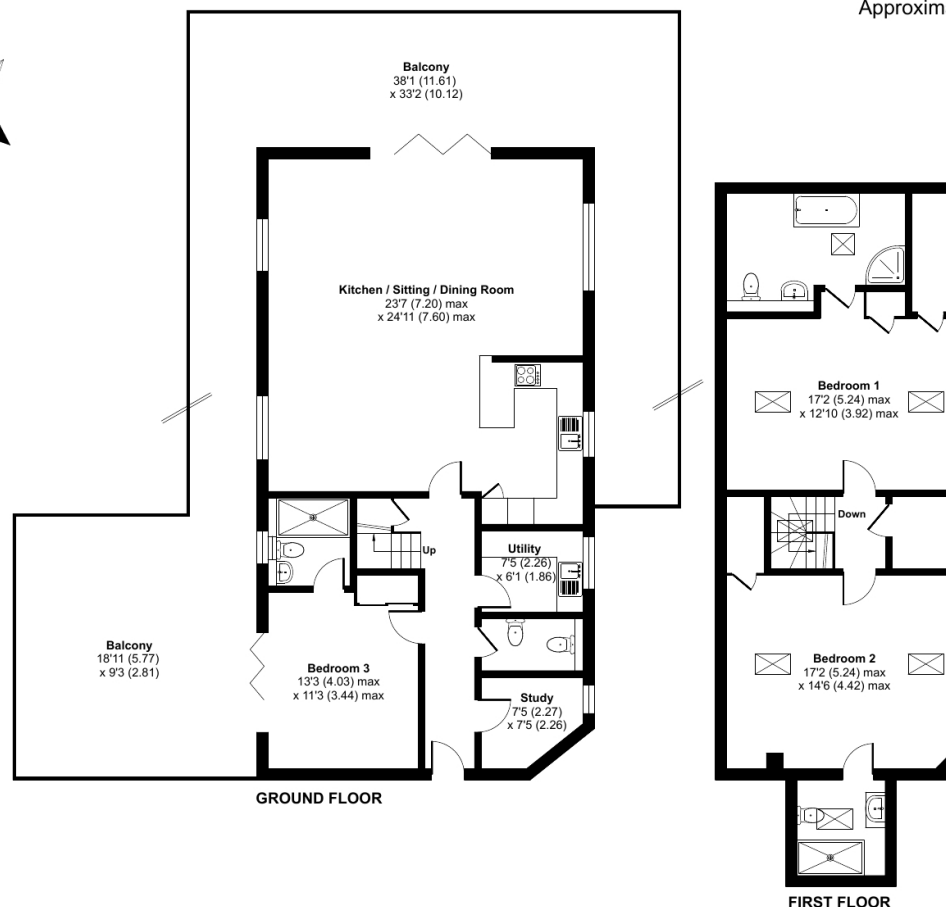


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1346301

A spacious bedroom also enjoys access to the roof terrace and features a stylish en-suite shower room. This floor further benefits from a separate guest WC, a useful utility room, and a study that could also serve as a dressing room or home office.

Upstairs, there are two further large double bedrooms, each with its own beautifully appointed en-suite, one a shower room and the other a bathroom—providing comfort and privacy for family or guests.

Ample storage is available throughout the apartment.



Approximate Area = 1867 sq ft / 173.4 sq m

For identification only - Not to scale







## OUTSIDE

Wrapping around the apartment is a lovely roof terrace, which is a super space allowing for entertaining and socialising, whilst appreciating the delightful outlook.

In addition, the property benefits from a private parking space and garage.

This is a rare opportunity to acquire a luxurious, low-maintenance home with excellent outdoor space and outstanding views, all within a sought-after location.



## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of leasehold tenure and vacant possession will be given on completion of the purchase.

### TERMS OF LEASE

250 years from 1st January 2013  
Ground rent: £100 per annum  
Service charge: £3,119.09 approx

### SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – E



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

#### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







