

Springfield Mill
Sandiacre, Nottingham NG10 5QX

A TWO BEDROOM, TWO BATHROOM
DUPLEX, TOP FLOOR APARTMENT
SITUATED WITH THIS HISTORIC
CONVERTED MILL BUILDING

Offers In The Region Of £139,500 Leasehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A TOP FLOOR, TWO DOUBLE BEDROOM, TWO BATHROOM DUPLEX APARTMENT, SITUATED WITHIN THIS HISTORIC GRADE II LISTED CONVERTED MILL BUILDING IN SANDIACRE, WITH VIEWS TO THE REAR OVERLOOKING THE EREWASH CANAL AND SANDIACRE BEYOND.

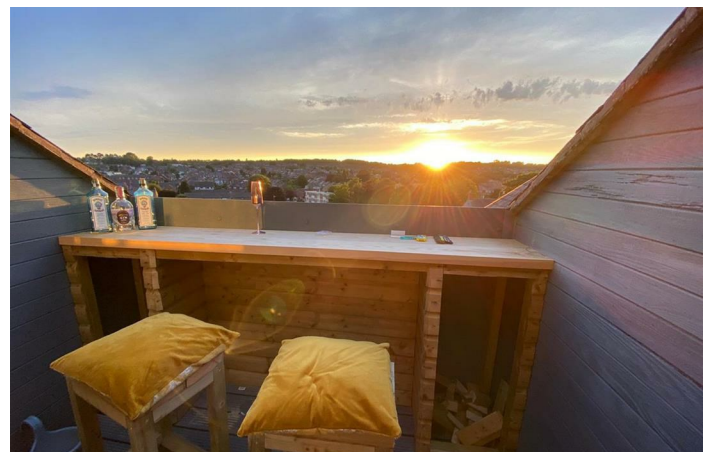
Being on the top floor, this apartment has fantastic open views from the balcony, overlooking the Erewash Canal and the feature chimney stack over towards Sandiacre and Risley.

The accommodation over two floors comprises communal entrance with lifts and stairs to all floors, entrance hallway with turning staircase to first floor and bedroom with en suite shower room. The first floor landing then provides access to an open plan living dining/kitchen with sliding doors to a feature balcony area, principal bedroom, bathroom and useful utility cupboard with plumbing for washing machine.

The property would suit first time buyers or investors alike, as well as young local families, as it is situated within close proximity of excellent nearby schooling for all ages, such as Ladycross, Cloudside and Friesland Schools. The shopping facilities of Stapleford and Long Eaton are also close by and for those needing to commute there is easy access to good nearby transport networks such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

Further benefits to the property include feature windows and an allocated parking space, accessed via security gates from Gas Street at the end of Bridge Street.

We highly recommend an internal viewing.



COMMUNAL ENTRANCE

Security entrance door, lift and stairs to all floors.

ENTRANCE HALL

4'5" x 3'4" (1.36 x 1.02)

Turning staircase to the first floor, security phone entry system and wall mounted electric radiator.

BEDROOM 1

17'1" x 8'9" (5.21 x 2.68)

Two feature double glazed windows, wall mounted electric radiator, spotlights and t.v. point.

EN SUITE SHOWER ROOM

7'8" x 4'3" (2.35 x 1.3)

Three piece suite comprising walk-in double size shower cubicle with mains shower over, hidden cistern push-flush w.c. and wash hand basin with central mixer tap. Fully tiled walls and floor, spotlights, extractor fan, electric ladder towel radiator and inset shelving with bathroom mirror.

FIRST FLOOR LANDING

Spotlights and doors to bedroom 2, bathroom and open plan living/dining/kitchen.

UTILITY CUPBOARD

Offering useful storage and hanging space alongside plumbing for the washing machine and water tank.

OPEN PLAN LIVING/DINING KITCHEN

16'7" x 13'3" (5.08 x 4.06)

The KITCHEN AREA is equipped with a range of matching fitted base and wall storage cupboards with integrated fridge, freezer and dishwasher. Integrated 'Electrolux' oven, hob and extractor hood over, inset circular bowl sink and matching drainer with central mixer tap, Velux roof window, space for dining table and chairs, laminate flooring, feature beam opening through to the LIVING AREA with laminate flooring, spotlights, electric wall hung radiator and sliding double glazed patio doors opening out to the balcony.

BALCONY

A feature decked balcony with external lighting, enjoying fantastic views over the Erewash Canal, the iconic chimney stack and views towards Sandiacre and Risley.

BEDROOM 2

9'5" x 9'1" (2.89 x 2.79)

Velux roof window, spotlights and wall hung electric radiator.

BATHROOM

6'9" x 5'5" (2.07 x 1.66)

Three piece suite comprising bath with mains shower over and central mixer tap with shower screen, hidden cistern push-flush w.c. and wash hand basin with central mixer tap. Fully tiled walls and floor, heated electric ladder towel radiator, spotlights, extractor fan, shaver point and inset shelving with bathroom mirror.

OUTSIDE ALLOCATED PARKING

One allocated parking space within the gated development, accessed off Gas Street, through the security gates at the end of Bridge Street.

DIRECTIONAL NOTE

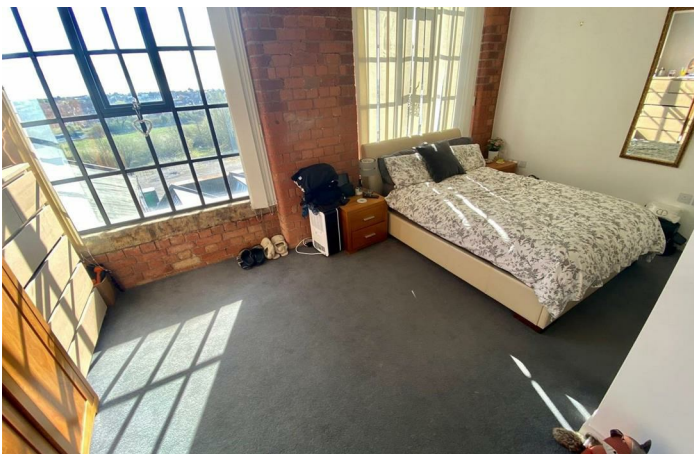
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre crossing the railway bridge onto Station Road. Approaching the entrance to Lidl look for and take a right turn onto Bridge Street and proceed towards the mill building. There are two entrances to Springfield Mill, the first being located on the left hand side via the residential electric gates and the second can be found at the entrance to Gas Street, again on the left hand side via electric residential gates. To gain access to the apartment, it is the second entrance off Gas Street and the first communal door on the left hand side after entering the development.

TENURE

We understand the property is held Leasehold for a term of 250 years from 2006 at an annual ground rent of £402.58 and we also believe there is an annual service charge currently of £2,500. It is advised however that these details are confirmed by your solicitor prior to completion.

LANDLORDS

Anyone interested in buying this property to rent out, we anticipate a monthly rent of between £675.00 and £700.00 per calendar month.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(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 (CO₂) 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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.