# Robert Ellis

## look no further...





Springfield Mill Sandiacre, Nottingham NG10 5QX

A GROUND FLOOR ONE BEDROOM APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN.

### £110,000 Leasehold

### 0115 949 0044





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS ONE BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS HISTORIC GRADE II LISTED MILL BUILDING IN SANDIACRE.

With level accommodation on the ground floor comprising entrance hallway, open plan living/dining/kitchen, bedroom and bathroom.

The property also benefits from many original features and exposed brickwork and high windows, electric heating and fitted kitchen.

The property is located within close proximity of open countryside, shops, services and amenities in the nearby towns of Stapleford, Sandiacre and Long Eaton. The location also offers good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or investment opportunity.

We highly recommend an internal viewing.





#### ENTRANCE HALL

#### 10'1" × 3'11" (3.09 × 1.21)

Panel entrance door, securing phone entry system, spotlights, panel radiator. Doors to living room, bedroom and bathroom.

#### UTILITY CLOSET

Housing plumbing for the washing machine with shelf storage space and water cylinder above (also housing the electric consumer box).

#### OPEN PLAN LIVING/DINING/KITCHEN 20'0" × 9'11" (6.10 × 3.04)

A matching range of fitted base and wall storage cupboards with granite effect work surfaces incorporating four ring hob with extractor over and oven beneath, inbuilt dishwasher and fridge with freezer compartment, inset circular bowl sink unit with matching draining board and central pullout spray hose mixer tap, panel electric heather, air vent, spotlights, laminate flooring. Opening through to the living/dining space where there is an additional electric panel heater, media points, exposed decorative brickwork, high ceilings, inset spotlights, tall archway Georgian-style window to the rear.

#### BEDROOM

#### ||'|0" × |0'7" (3.6| × 3.24)

Tall archway Georgian-style window to the rear (with fitted vertical blinds), tall ceilings with inset spotlights, electric panel heater, telephone point.

#### BATHROOM

#### 6'6" × 5'4" (2.00 × 1.63)

Three piece suite comprising tiled-in bath with glass shower screen, mixer tap and shower over, hidden cistern push flush WC, wash hand basin with mixer tap. Tiling to the walls and floor, spotlights, extractor fan, shaver point, wall mounted bathroom cabinet with glass shelving and bathroom mirror.

#### OUTSIDE

The property is approached via a gated entrance and can found on foot through the relevant entrance door.

#### AGENTS NOTE

It is understood that the property is held on a leasehold term with the expiry of the lease 31st December 2255. We are of the understanding that the service change is currently £1000.22 every six months and the ground rent is £275 PA. We ask that you confirm this information with your solicitor prior to completion.

#### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Prior to the Sandiacre traffic lights, take a right hand turn opposite Lidl onto Bridge Street. Springfield Mill can then be found down the road on the left hand side.

#### COUNCIL TAX

Erewash Borough Council Band A.

Material Information Electricity – Mains supply Water – Mains supply - metered Heating – Electric storage heaters Septic Tank – No Broadband – Available Broadband Speed - Good Phone Signal – Good Sewage – Mains supply Flood Risk – Surface Water : High Risk, Rivers & the Sea : Low Risk Flood Defenses – No Non-Standard Construction – Grade Listed Building Any Legal Restrictions – None aware Other Material Issues – No





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Bedroom

Bathroom

Living Room

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Kitchen

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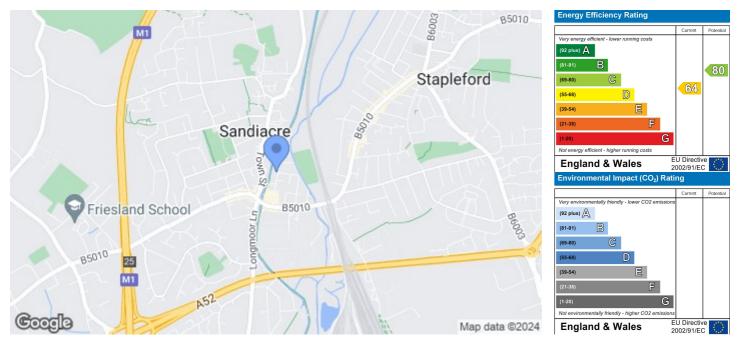
Hallway

## look no further...









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.

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