Robert Ellis

look no further. . .







Springfield Mill
Sandiacre, Nottingham NG10 5QD

A TOP FLOOR TWO BEDROOM TWO BATHROOM DUPLEX APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN LOCATED WITHIN THIS HISTORIC CONVERTED MILL BUILDING.

£145,000 Leasehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TOP FLOOR DUPLEX TWO BEDROOM TWO BATHROOM APARTMENT SITUATED WITHIN THIS HISTORIC CONVERTED MILL BUILDING IN SANDIACRE.

With accommodation over two floors comprising entrance hall with feature turning staircase rising to the first floor, ground floor bedroom with en-suite facility. On the first floor via the landing, there is a useful utility closet with plumbing for washing machine, access to bedroom two, main bathroom and open plan living dining kitchen space with sliding doors opening out to a composite decked balcony offering fantastic views over the canal and surrounding area.

The property is located within this historic Grade II Listed converted mill building in the heart of Sandiacre which is within easy reach of excellent nearby shopping facilities, schooling for all ages and great transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, i4 bus service and Nottingham electric tram terminus situated at Bardills roundabout.

The property benefits from one allocated parking space within the gated car park.

We believe the property will make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.





COMMUNAL ENTRANCE WITH LIFT & STAIRS TO ALL FLOORS

GROUND FLOOR HALLWAY
6'3" x 3'4" (1.93 x 1.04)
Dual lock panel entrance door, feature turning staircase to the first floor, electric heater, spotlight and door to ground floor bedroom.

GROUND FLOOR BEDROOM
16'11" x 10'6" (5.16 x 3.22)
Two feature windows surrounded by exposed brickwork, two wall mounted heaters, media point, spotlights and door to en-suite.

EN-SUITE SHOWER ROOM
7'6" x 4'2" (2.29 x 1.29)
Modern fitted three piece suite comprising separate tiled and enclosed walk-in shower cubicle with mains shower and sliding glass shower door, hidden cistern push flush WC and sink unit with mixer tap. Fully tiled walls and floor, chrome ladder towel radiator, inset bathroom cabinet with glass shelf, shaver point and bathroom mirror.

FIRST FLOOR LANDING
Doors to open plan living dining kitchen space, main bathroom and second bedroom. Spotlights, decorative exposed beam, in-built double utility closet which houses the water cylinder and washing machine with worktop space over.

BEDROOM TWO
9'6" x 9'4" (2.90 x 2.87)
Velux roof window, spotlights, decorative exposed beam, wall mounted electric heater and media points.

BATHROOM
6'10" x 5'7" (2.10 x 1.72)
Modern fitted three piece suite comprising tiled-in bath with glass shower screen, mixer tap and shower attachment over, hidden cistern push flush WC and sink with mixer tap. Fully tiled walls and floor, spotlights, extractor fan, wall mounted chrome towel radiator, bathroom cabinet with glass shelves, shaver point, inset lighting and bathroom mirror, extractor fan.

OPEN PLAN LIVING DINING KITCHEN
16'7" x 13'6" (5.08 x 4.14)
The kitchen area comprises an Italian fitted matching range of handle-less base and wall storage cupboards with slate effect square edge work surfacing incorporating a circular bowl sink unit with mixer tap and matching circular draining board. Inset 'Smeg' four ring hob with extractor over and oven beneath, integrated fridge and dishwasher, decorative splashboards, two wall mounted electric heaters, Velux roof window to the rear, laminate flooring throughout, media points, spotlights, decorative exposed beam and sliding doors to the balcony.

BALCONY
6'7" x 6'1" (2.02 x 1.87)
Composite decking, external lighting point and fantastic far reaching views over the canal and beyond.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Bridge Street, opposite Lldl, and Springfield Mill can be found on the left hand side towards the end of the road. Upon entering the complex, the door to the apartment can be found on the right hand side.

AGENTS NOTE
It is understood that the property is held on a leasehold term of 250 years with approximately 229 years remaining (ends 2255). We have been informed that the ground rent is £402.58 per annum and the service charge is £3907.90 per annum paid in two half yearly instalments (March and September). We ask that you confirm this information with your Solicitor prior to completion.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.









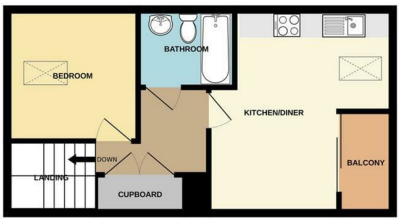


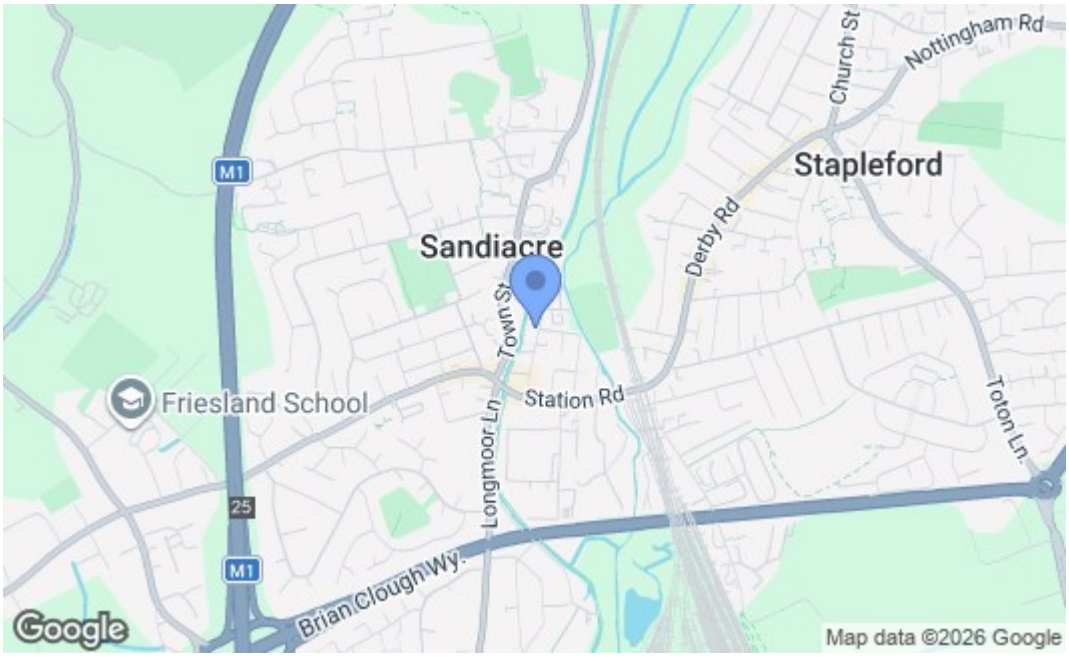
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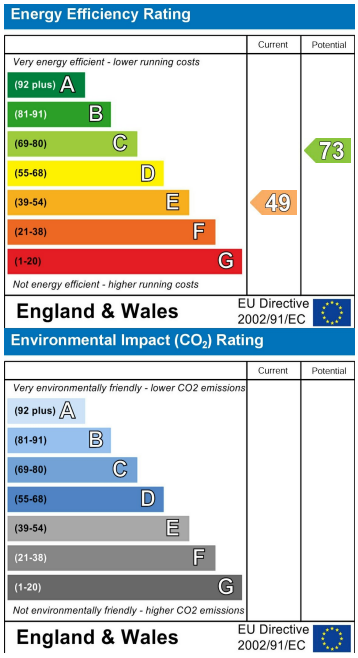
GROUND FLOOR



1ST FLOOR







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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