

10 Alexander Mill, Uppermill, OL3 6NA



This is a fantastic 2 bedroom apartment in the popular Alexandra Mill complex in the heart of Uppermill. It is in incredible condition and benefits from stunning riverside views at the rear of the building, as well as a dedicated parking space plus plenty of communal visitor parking. High ceilings and exposed stone walls give the apartment character and a bright and airy feel. The property briefly comprises of: entrance hall (with integrated storage/cloaks); open plan lounge/kitchen/dining room; main bedroom (super kingsized); 2nd bedroom (single sized); bathroom.

It is located on the 1st floor with access by stairs and elevator. Service charges are £175pm (see more details in Miscellaneous section). No ground rent requested by the freeholder/s.

This is a stunning property and viewing is strongly recommended!

£227,000

Leasehold

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Description

Hall 0.99m (3' 3") x 4.08m (13' 5")

The front door opens into the hall, which provides access to all rooms of the property. There is an integrated storage cupboard, and enough space to accommodate occasional furniture.

Lounge/Kitchen/Dining Room 3.48m (11' 5") x 7.08m (23' 3")

This spacious, airy open plan place encompasses the lounge, the kitchen, and the dining area with attractive exposed stone to 2 walls. A large window lets in plenty of natural light and overlooks picturesque views of the River Tame and surrounding greenery/Autumnal colours.

The kitchen is attractive, modern and in fantastic condition, having been installed less than 2 years ago. It includes: electric Belling oven; ceramic hob; extractor hood above; integrated washer/dryer; 1.5 bowl sink with draining board; and a range of cupboards/drawers including a hidden waste bin and dedicated spice storage.

The dining area is large enough to accommodate dining furniture for 4-6 people, and the lounge area is large enough to accommodate a suite with a range of occasional furniture.

Main Bedroom 2.95m (9' 8") x 4.26m (14' 0")

The main bedroom has a large window overlooking the gorgeous riverside views, and a large fitted wardrobe unit with 4 doors. There is plenty of space to accommodate a super kingsized bed with a range of other furniture.

Bedroom 2 2.27m (7' 5") x 4.26m (14' 0")

The 2nd bedroom has a fantastic newly fitted (July 2024) wardrobe and media unit, and there is space to accommodate a single bed or sofa bed. There is a wall of exposed stone, and a large window overlooking the riverside views.

Bathroom 3.15m (10' 4") x 1.47m (4' 10")

This attractive modern bathroom includes: vanity unit comprising of WC, wash hand basin plus cupboards; bath with shower over; enclosed quadrant shower; mirrored cupboard; and heated towel rail.

Miscellaneous

The property has a dedicated parking space, plus there is additional visitor parking available.

New flooring was installed throughout the property in 2022; and new light fittings (with eco-friendlier LED bulbs) were installed in July 2024.

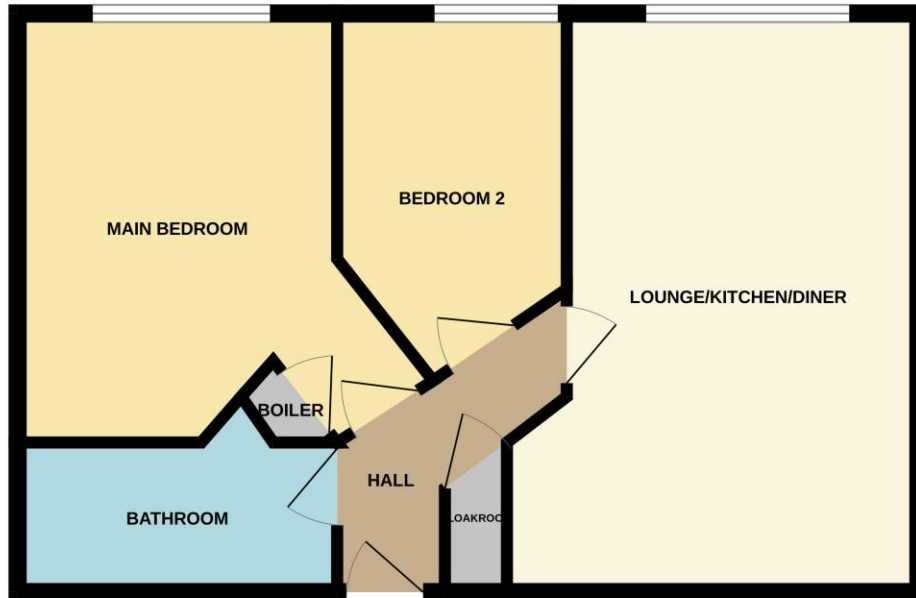
The service charge is £175 per month, which includes buildings insurance; maintenance and weekly cleaning of communal areas; and external window cleaning.





Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For more detailed information you can visit: <https://find-energy-certificate.digital.communities.gov.uk/>

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