



## Guide Price: Price £140,000

Wildheart present this wonderful Historic England listed third floor two bed duplex apartment that has been completely renovated throughout; the property benefits from an entrance hall leading to the master bedroom on the first floor with floor to ceiling windows and an en-suite.

The property offers contemporary windows that provide a large and light space, with a sliding door that opens to a west facing balcony serving stunning views of the Erewash Canal. Featuring an open plan living/kitchen space equipped with brand new SMEG integrated kitchen appliances, modern bathrooms, exposed brick work and freshly painted throughout.

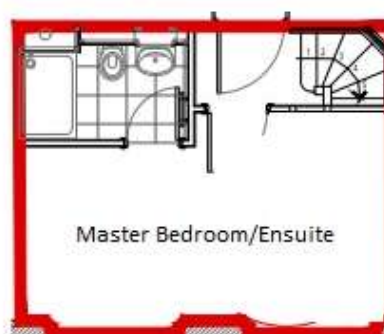
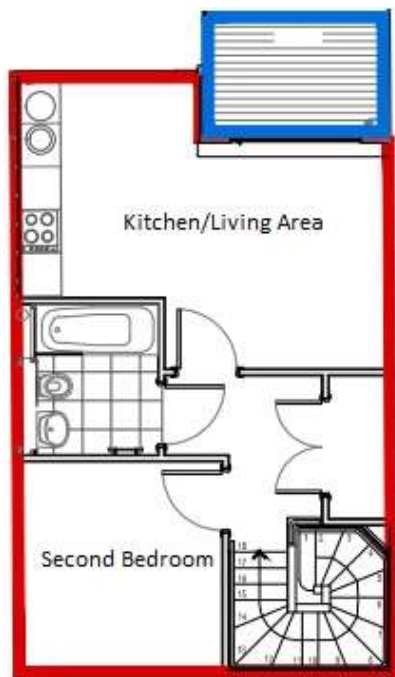
The property benefits from dual aspects from both sides of the building with large rooms and has the aspect of being an end apartment.

Outside, the property benefits from 1 allocated car space.

**\*\*Chain Free Sale\*\***

Springfield Mill is ideally situated alongside the banks of the tranquil Erewash canal, benefiting from excellent transport links with easy access to the M.1 Motorway, both Derby and Nottingham city centres and East Midlands Airport.





- Available Now
- Grade II listed building
- Master Bedroom with En-suite Bathroom
- West facing, with stunning views
- Dedicated parking
- Secure entry phone system
- 2nd bedroom on separate floor could be used as an office!
- Balcony
- Lease years 250
- CHAIN FREE SALE
- Annual Service Charge: £3,032
- Annual Ground Rent: £402
- Lease Term: 232

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements