



**Springfield Mill**  
**Sandiacre, Nottingham NG10 5QD**

**Asking Price £150,000 Leasehold**

A TOP FLOOR TWO DOUBLE BEDROOM,  
TWO BATHROOM APARTMENT OFFERED  
FOR SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS RECENTLY RENOVATED AND SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM TOP FLOOR APARTMENT SITUATED WITHIN THE HISTORIC SANDIACRE MILL BUILDING.

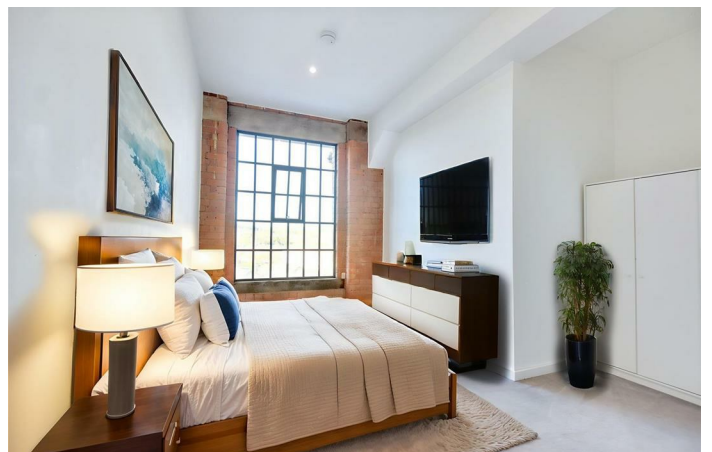
With accommodation on one level comprising an entrance hallway with useful utility closet, two bedrooms, one of which has en-suite facilities, open plan spacious living kitchen dining area and separate bathroom suite.

The property also benefits from one allocated parking space within the gated development, security intercom system and modern style electric heating.

The property is located within this historic converted mill building in the heart of Sandiacre which offers easy reach and access to the local services and amenities. There is also easy access to great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

If required, there is also easy access to good schooling, whilst also being on the doorstep to ample open countryside.

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



### ENTRANCE HALLWAY

24'0" x 4'5" (7.33 x 1.35)

Panel entrance door from the communal hallway, modern style electric heater, spotlights and doors to all rooms. Further door to utility closet which houses the water cylinder, shelving space, electrical consumer unit and also plumbing for the washing machine.

### OPEN PLAN LIVING KITCHEN AREA

17'8" x 16'11" (5.41 x 5.16)

The kitchen area comprises a matching range of handleless base and wall storage cupboards and drawers with marble effect square edge work surfaces incorporating four ring Smeg hob with extractor over and oven beneath, integrated fridge, freezer and dishwasher, inset circular bowl sink unit with draining board and mixer tap, space for freestanding full height fridge/freezer, two feature Georgian-style double glazed windows to the rear overlooking the canal and beyond into Sandiacre and Risley Hill, set within decorative exposed brickwork and concrete lintels. Two wall mounted modern electric panel heaters, media points, high ceilings with spotlights, laminate flooring and ample space for table, chairs and general furniture.

### BEDROOM ONE

16'11" x 13'7" (5.17 x 4.15)

Feature Georgian-style window to the rear overlooking the canal beyond, high ceiling with spotlights, ample space for bedroom furniture, wall mounted modern electric heater, media points. Door to en-suite.

### EN-SUITE

7'7" x 3'9" (2.32 x 1.16)

Modern white Villeroy & Boch three piece suite comprising walk-in tiled shower cubicle with mains shower, hidden cistern push flush WC, wash hand basin with mixer tap. Fully tiled walls and floor, spotlights, extractor fan, chrome ladder towel radiator, inset wall mounted bathroom cabinet with shaver point.

### BEDROOM TWO

16'6" x 8'7" (5.03 x 2.64)

Feature Georgian-style window to the rear overlooking

the canal and has far reaching views beyond set within decorative exposed brickwork and concrete lintel, wall mounted modern style electric heater, media points, high ceiling with spotlights.

### BATHROOM

7'9" x 5'6" (2.37 x 1.69)

Three piece Villeroy & Boch suite comprising tiled-in bath with mixer tap and shower attachment over with glass shower screen, hidden cistern push flush WC, wash hand basin with mixer tap. Fully tiled walls and floor, chrome ladder towel radiator, spotlights, extractor fan, inset bathroom cabinet with glass shelving and inset shaver point and lighting.

### ALLOCATED PARKING

The property comes with the benefit of one allocated parking space within the gated car park.

### DIRECTIONAL NOTE

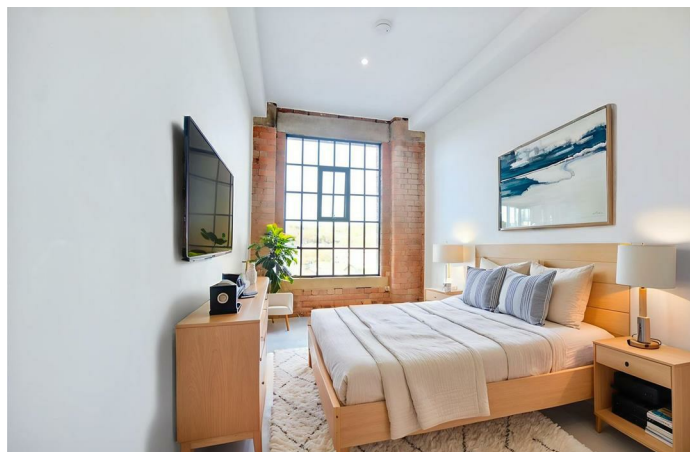
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, taking an eventual right hand turn (just prior to the Sandiacre traffic lights) onto Bridge Street. The Springfield Mill development can be found towards the end of the road on the left hand side.

### AGENT'S NOTE

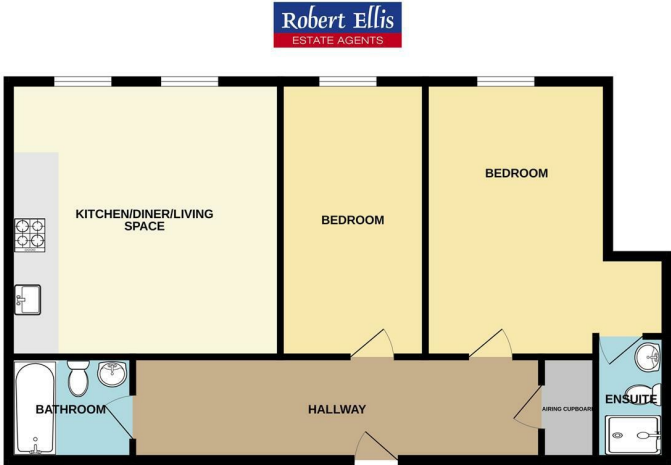
It is understood that the property is held on a leasehold term of 250 years from 2006 with approximately 230 years remaining. It is understood that the ground rent is £33 per month and the annual service charge up until the end of March 2025 is £4195.82. We ask that you confirm this information with your solicitor prior to completion.

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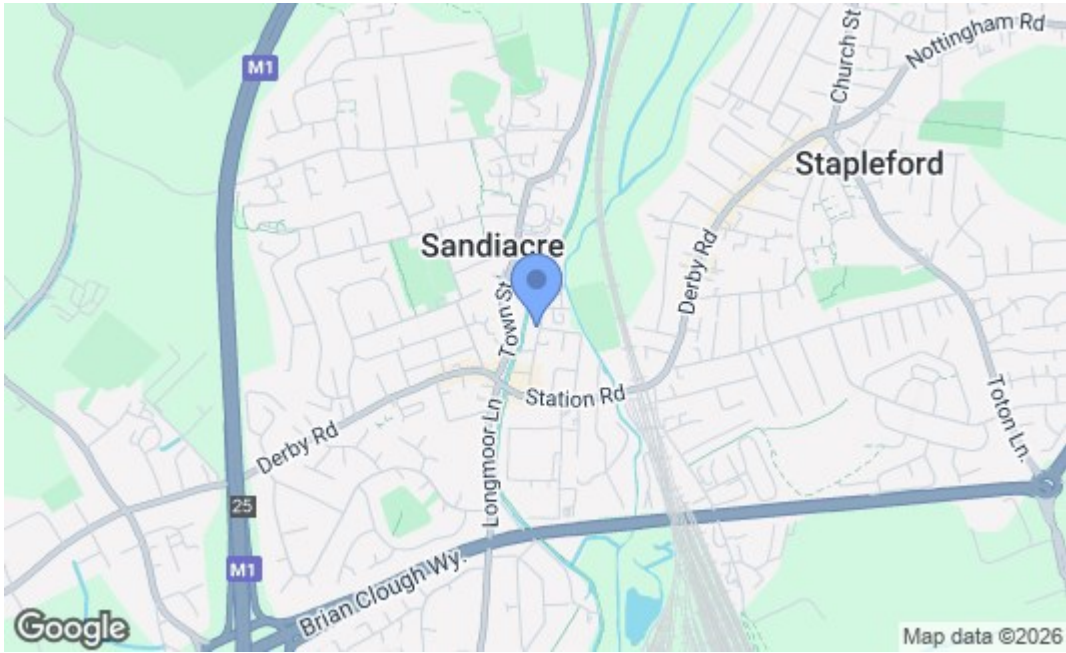
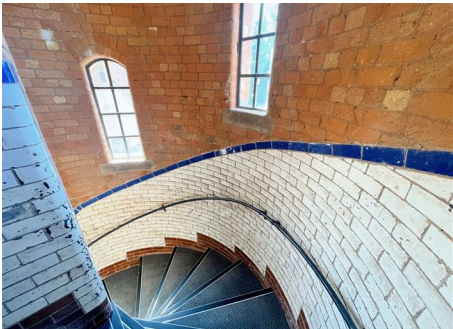
There is an option to purchase with tenant in situ if purchasing as an investment - £900 PCM.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Measure 02/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	72	
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.