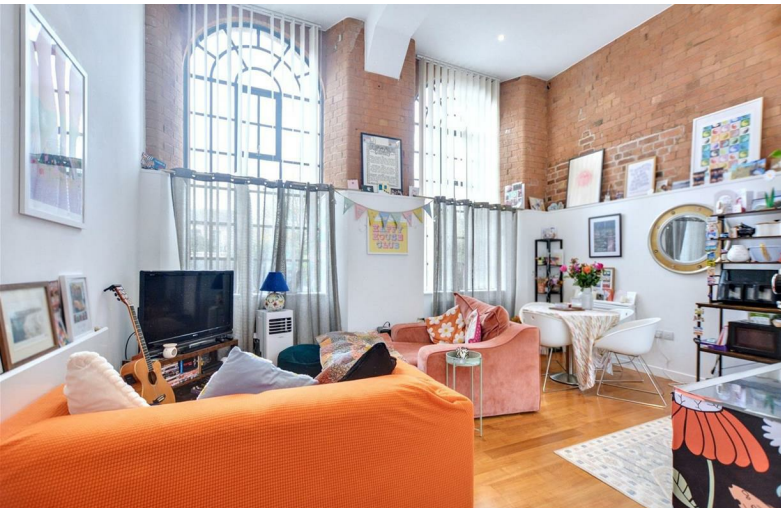




Robert Ellis
ESTATE AGENTS



Springfield Mill
Sandiacre, Nottingham NG10 5QX

£120,000 Leasehold

A TWO DOUBLE BEDROOM TWO
BATHROOM GROUND FLOOR
APARTMENT SOLD AS AN INVESTMENT
OPPORTUNITY WITH TENANT IN SITU.



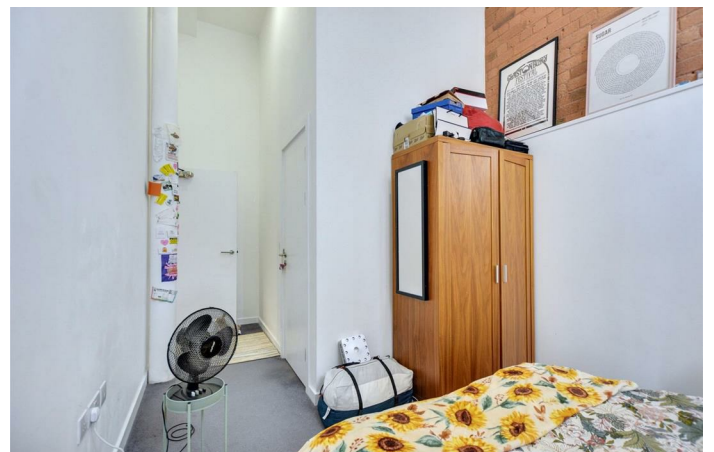
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS GROUND FLOOR TWO DOUBLE BEDROOM TWO BATHROOM APARTMENT SOLD AS AN INVESTMENT OPPORTUNITY WITH TENANT IN SITU, CURRENTLY PAYING £900 PCM (SIX MONTH TENANCY FROM DECEMBER 2025).

The apartment block comes with the added benefit of an allocated parking space situated within the gated carpark and would make an ideal investment opportunity, currently earning £900 PCM.

The accommodation comprises spacious entrance hallway accessed from the communal hall on the ground floor, open plan lounge dining kitchen area with two feature decorative windows, two bedrooms with the principal bedroom benefitting from its own en-suite, as well as a separate three piece bathroom.

The apartment is situated within an historic mill building in Sandiacre which offers easy access to nearby amenities, schooling and transport links, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is to be sold with tenants in situ as an investment opportunity. We highly recommend an internal viewing.



ENTRANCE HALL

15'10" x 11'2" max (4.83 x 3.42 max)

Panel entrance door from the communal hallway, security phone entry system, electric panel heater, spotlights, doors to all ground floor rooms, utility/airing closet with plumbing for washing machine, shelving and water cylinder.

OPEN PLAN LIVING DINING KITCHEN

16'3" x 13'10" (4.97 x 4.22)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge granite-style work surfaces incorporating inset circular bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated appliances included fridge and freezer, as well as a small under-counter dishwasher. The kitchen area then opens out to the living dining space with two feature windows set within decorative brickwork and archways (with fitted blinds), spotlights to the high ceilings, laminate flooring, two electric wall heaters.

BEDROOM ONE

19'0" reducing to 10'0" x 9'1" (5.80 reducing to 3.05 x 2.77)

Feature windows set within a decorative archway and exposed brickwork (with fitted blinds), wall mounted electric heater, door to en-suite.

EN-SUITE

7'7" x 7'4" (2.33 x 2.26)

Three piece suite comprising walk-in tiled shower cubicle with hidden piped shower, glass shower screen and sliding door, hidden cistern push flush WC, wash hand basin with mixer tap. Tiling to the walls and floor, electric ladder towel radiator, spotlights, extractor fan.

BEDROOM TWO

13'5" x 8'7" (4.09 x 2.64)

Feature window set within a decorative archway and exposed brickwork, spotlights to the high ceiling, wall mounted electric heater.

BATHROOM

8'2" x 5'4" (2.51 x 1.65)

Three piece suite comprising tiled-in bath with mixer tap,

hidden piped shower over, glass shower screen, hidden cistern push flush WC, wash hand basin with mixer tap. Tiling to walls and floor, electric towel radiator, spotlights, extractor fan, wall mounted bathroom shelving with shaver point, glass fronted bathroom mirror.

AGENTS NOTE

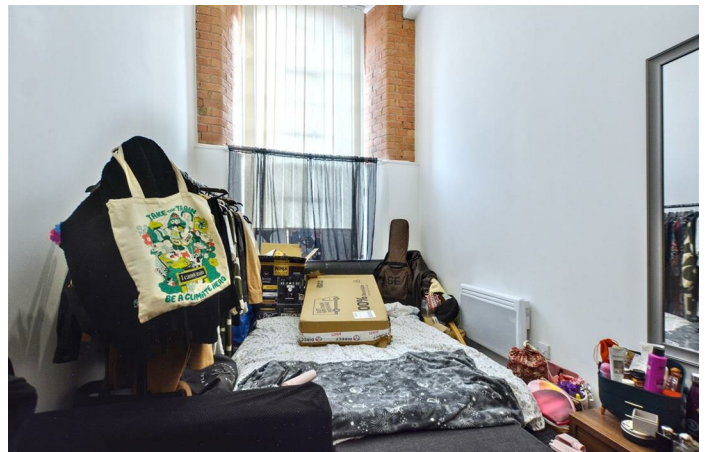
It is understood that the property is held on a leasehold term start date 23.05.2013. We understand that there is approximately 230 years left on the lease remaining, taking it to 31.12.2255. We have been told that the current charges are £402.58 PA for the ground rent and £3902.62 PA for the service charge. We ask that you confirm this up to date information with your Solicitor prior to completion.

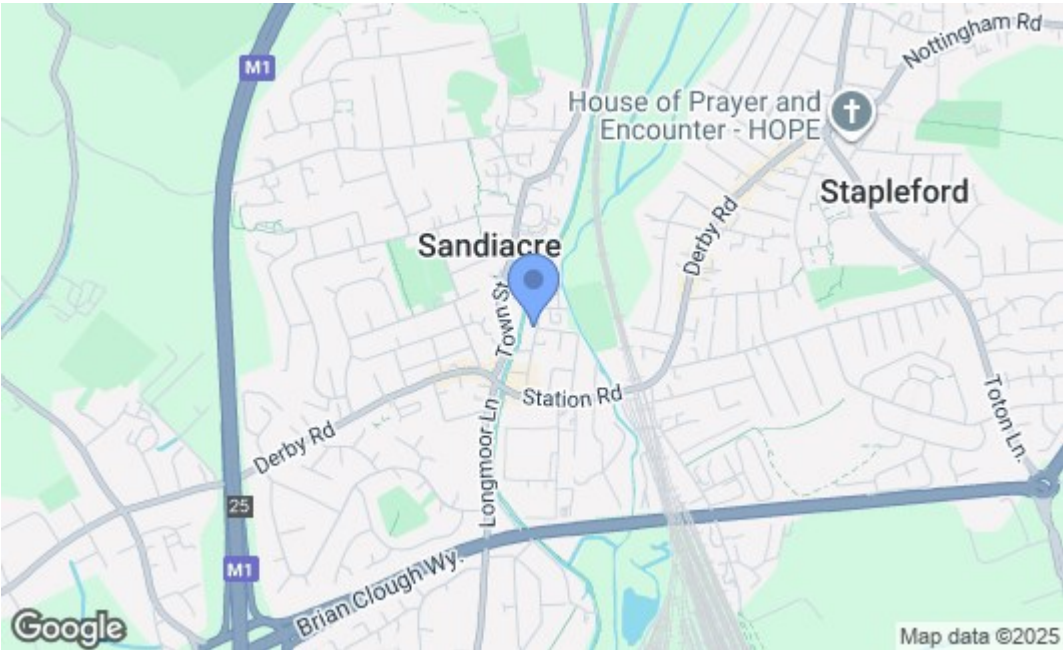
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Eventually, take a right hand turn onto Bridge Street and proceed further along upon reaching the Springfield Mill block on the left hand side. To gain access to the apartment, you will need to use the second entrance on the left off Gas Street through the pedestrian gates. The communal entrance can be found on the left hand side.

RENTAL

The property is to be sold with tenant in situ. The tenancy contract is from the 9th December 2025 for 6 months initially. With an agreed rent of £900PCM.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	59	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.