

Apartment 8, Wrens Nest Mill, Glossop, SK13 8GJ



- Two Bed First Floor Apartment
- Perfect first or downsizing home
- Open Plan Kitchen/Diner/Living
- Bathroom with over bath shower
- Lift & Secure Entrance
- Allocated Parking Space
- Central Glossop Location
- Close to Amenities and Shops
- Near to Railway Station
- Ideal First Time Buyer Home or Buy to Let

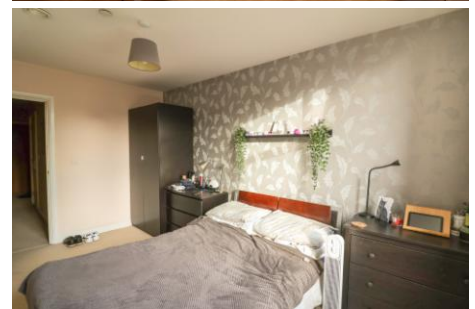
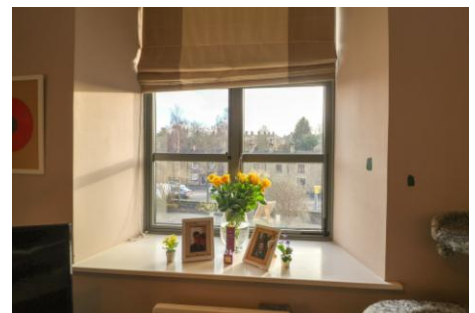
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MAIN DESCRIPTION

Wren Nest Mill offers a delightful perch in the heart of Glossop Town Centre, perfect for those craving convenience with a dash of charm. This lovely two-bed apartment blends character and modern style within one of the area's iconic mill conversions. A bright open-plan living space, two well-proportioned bedrooms, and a sleek bathroom create the ideal setting for comfortable, low-maintenance living.

Secure parking adds the practical touch every buyer needs, while the location is nothing short of brilliant. Shops, cafés, travel links, and the gateway to the Peak District sit right on your doorstep. Lock up, head out, explore, and return home to peace and privacy. Wren Nest Mill promises a smart lifestyle choice for first-time buyers, commuters, and anyone searching for a lock-up-and-leave home with character in the centre of Glossop.

11.11% yield – buy to let investment



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ENTRANCE HALL

16' 7" x 3' 6" (5.05m x 1.07m) Internal doors to accommodation, two ceiling lights, wall mounted electric heater, intercom phone.

STORAGE ROOM

5' 3" x 2' 9" (1.6m x 0.84m) Light point, water cylinder, consumer unit and space for storage.

BATHROOM

10' 5" x 4' 9" (3.18m x 1.45m) A three piece suite with low level WC, pedestal sink unit, bath with shower above, extraction fan, wall mounted heated towel rail, ceiling spotlights.

MAIN BEDROOM

14' 9" x 8' 8" (4.5m x 2.64m) A generous double bedroom with uPVC double glazed bay window to the front elevation, ceiling light point, wall mounted electric heater.

BEDROOM TWO

9' 4" x 6' 9" (2.84m x 2.06m) Frosted uPVC double glazed window to corridor, ceiling light point, wall mounted electric heater.

LOUNGE/KITCHEN/DINER

24' 1" x 9' 53" (7.34m x 4.09m) A generous size lounge with uPVC double glazed bay window to the front elevation, wall mounted electric heater, TV aerial point, two ceiling light points through to open plan kitchen with low level fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated fridge freezer, washer/dryer, electric oven and four ring electric hob with overhead extractor fan, double stainless steel sink and drainer unit with mixer tap, integrated dishwasher and washer dryer, extraction fan, ceiling light point.

EXTERNALLY

Externally there is allocated parking accessed via a secure parking barrier.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £337

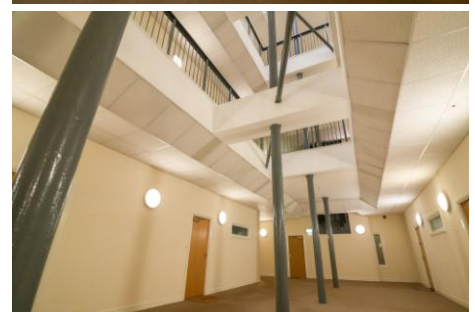
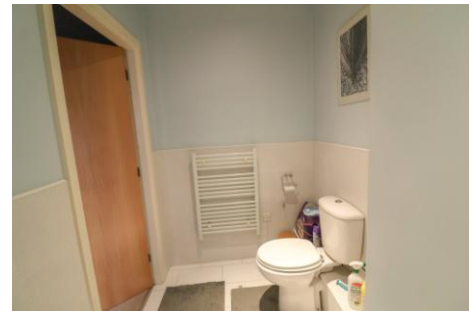
Leasehold Term - 230 yrs remaining

Service Charge - £3,600

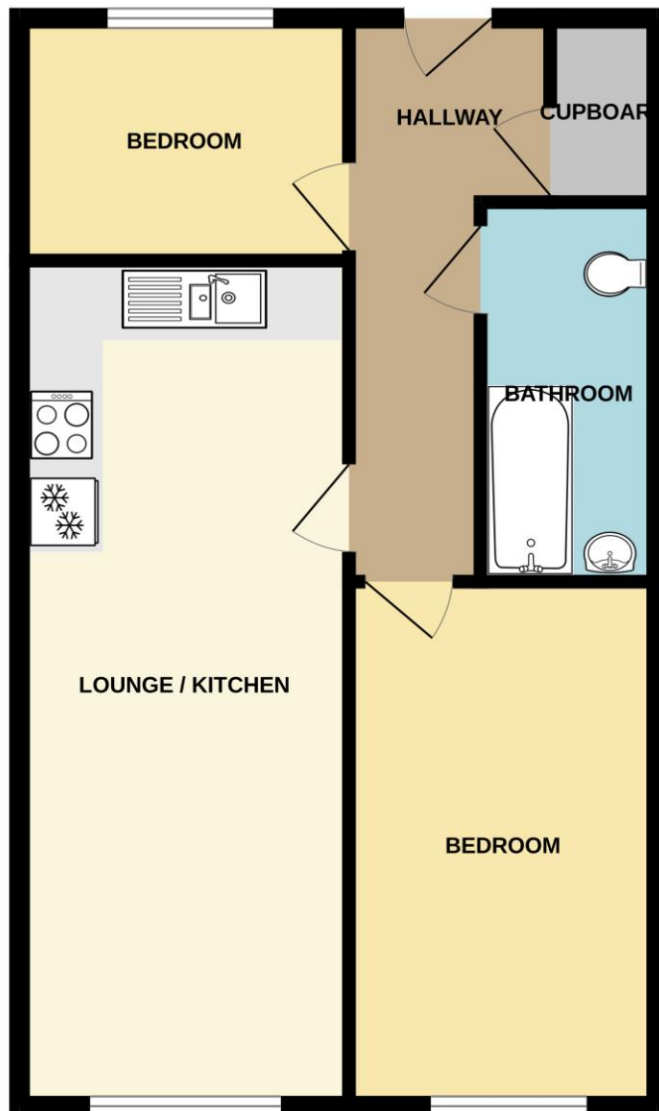
Service Charge Review Period - Annually

Council Tax Band - A

EPC Rate - C



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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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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