Robert Ellis

*look no further...*

Springfield Mill
Sandiacre, Nottingham NG10 5QX

A TWO DOUBLE BEDROOM, TWO BATHROOM THIRD FLOOR APARTMENT WITH PARKING BAY.

**£99,950 Leasehold**

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Robert Ellis have great pleasure in offering for sale this luxury two double bedroom, two bathroom third floor apartment within this iconic restored Victorian lace mill.

This stylish apartment retains parts of the original character and heritage of the building and offers high quality fixtures and fitment throughout. There is a generous living dining kitchen with built-in appliances and two near full height windows which enjoy views over Erewash Canal and the surrounding area. Both of the double bedrooms also enjoy the same aspect.

The principal bedroom boasts a Villeroy & Boch en-suite shower room, with the main guest bathroom finished to the same luxury specification.

Springfield Mill is a Grade II Listed former Victorian lace mill which was converted into 104 apartments in 2006. Situated within the heart of Sandiacre and adjacent to Erewash Canal, an attractive working watercourse, which forms part of the Nutbrook Trail linking Trent Lock in Sawley through to Shipley Park and further into Derbyshire. This attractive footpath and cycleway leads to many destinations, including Attenborough Nature Reserve, Beeston and Nottingham.

The area boasts many local facilities, including a Lidl supermarket, as well as highly reviewed restaurants and bistro. There are further amenities in the nearby towns of Long Eaton and Stapleford, and for those looking to commute, approximately half a mile away can be found Junction 25 of the M1 motorway, as well as the A52 linking Nottingham and Derby, with East Midlands Airport being approximately 20 minutes away.

This apartment benefits from a designated parking bay within a secure gated courtyard and there is good security with an app linking to the gates, as well as the entrance lobby. There is an attractive staircase to all floors, as well as a lift.

Offered for sale with immediate vacant possession, this property is ideal for those looking to downsize, as well as professionals looking for a fantastic place to stay, lock up and leave or long term buy to let investment.

ACCESS
The property is located on the third floor and is accessed via a secure communal entrance lobby where there is a feature staircase leading to the third floor and there is also a lift. Arriving on the third floor corridor, the property has an entrance door leading to the hallway.

HALLWAY
Doors to all rooms, access to built-in utility closet.

UTILITY CLOSET
Housing the pressurized hot water system with plumbed in washer/dryer.

LIVING DINING KITCHEN
17'5" x 17'2" reducing to 14'10" (5.32 x 5.24 reducing to 4.54)
A large, spacious open plan living dining kitchen where the kitchen area comprises a range of modern fitted wall and base cupboards with feature work surfacing and inset stainless steel sink unit. Built-in appliance including electric oven and hob, under-counter fridge, freezer and dishwasher. Two wall mounted electric heaters and feature exposed brick wall with inset near full height pair of double glazed windows enjoying aspects over the canal and surrounding area.

BEDROOM ONE
16'0" plus door recess x 11'6" (4.89 plus door recess x 3.53)
A generous double bedroom with electric heater, exposed feature brick wall with near full height double glazed window enjoying views over the canal and surrounding area, door to en-suite.

EN-SUITE
7'7" x 4'1" (2.33 x 1.26)
High quality three piece suite comprising walk-in shower enclosure with thermostatically controlled shower, wash hand basin with vanity unit, low flush WC. Feature inset mirror, bathroom cabinet.

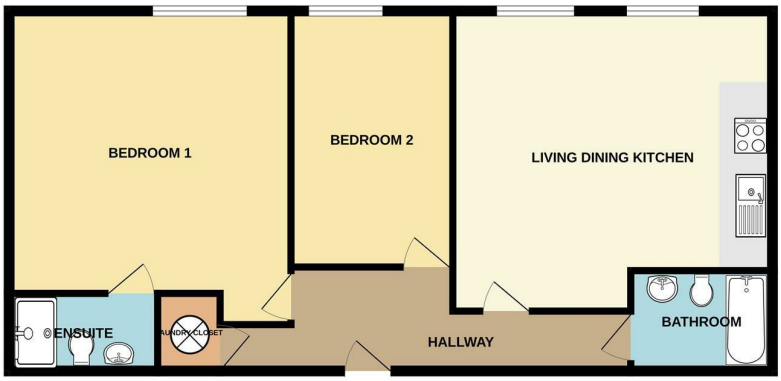
BEDROOM TWO
14'7" x 8'9" (4.45 x 2.69)
A double bedroom with electric heater, feature exposed brick wall and near full height double glazed window enjoying views over the canal and surrounding area.

BATHROOM
8'3" x 5'5" (2.53 x 1.66)
Luxury three piece suite comprising bathtub with shower over, wash hand basin with vanity unit, low flush WC. Feature inset mirror with bathroom cabinet and lighting.

OUTSIDE
This apartment is situated towards the far end of Springfield Mill and is accessed by a security pedestrian gate and vehicle remote gate system controlled by an app. The gate gives access to a courtyard where there is a designated car parking space (Number 60).

LEASEHOLD INFORMATION
Tenure : Leasehold - 250 years from 01/01/2006 to 31/12/2255. Ground rent : £576 PA. Service charge for period 25/03/2026 to 28/09/2026 : £2413.79. The service charge is payable every 6 months and we understand from the Seller that this is normally £4505 per year.

FLOOR PLAN




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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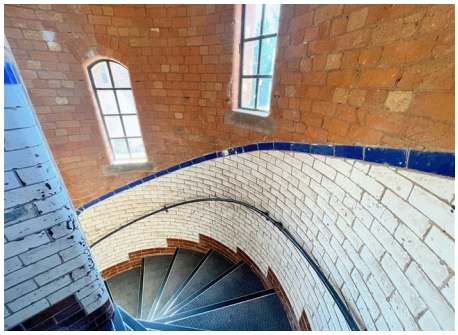

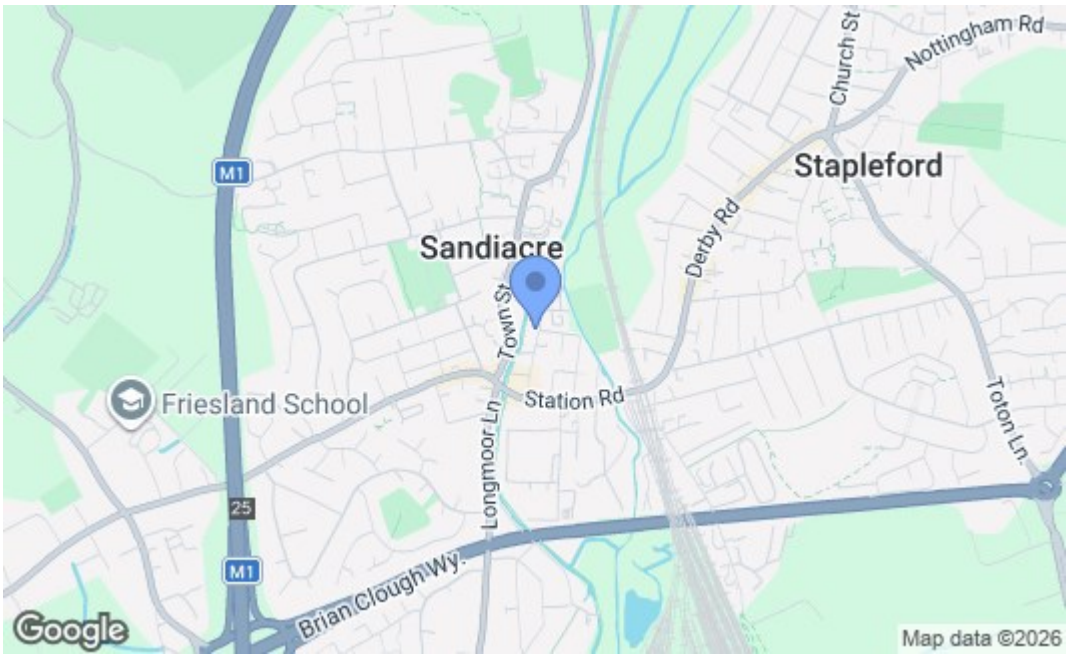


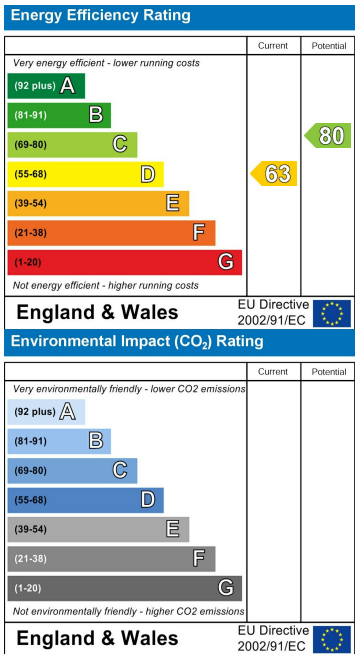


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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