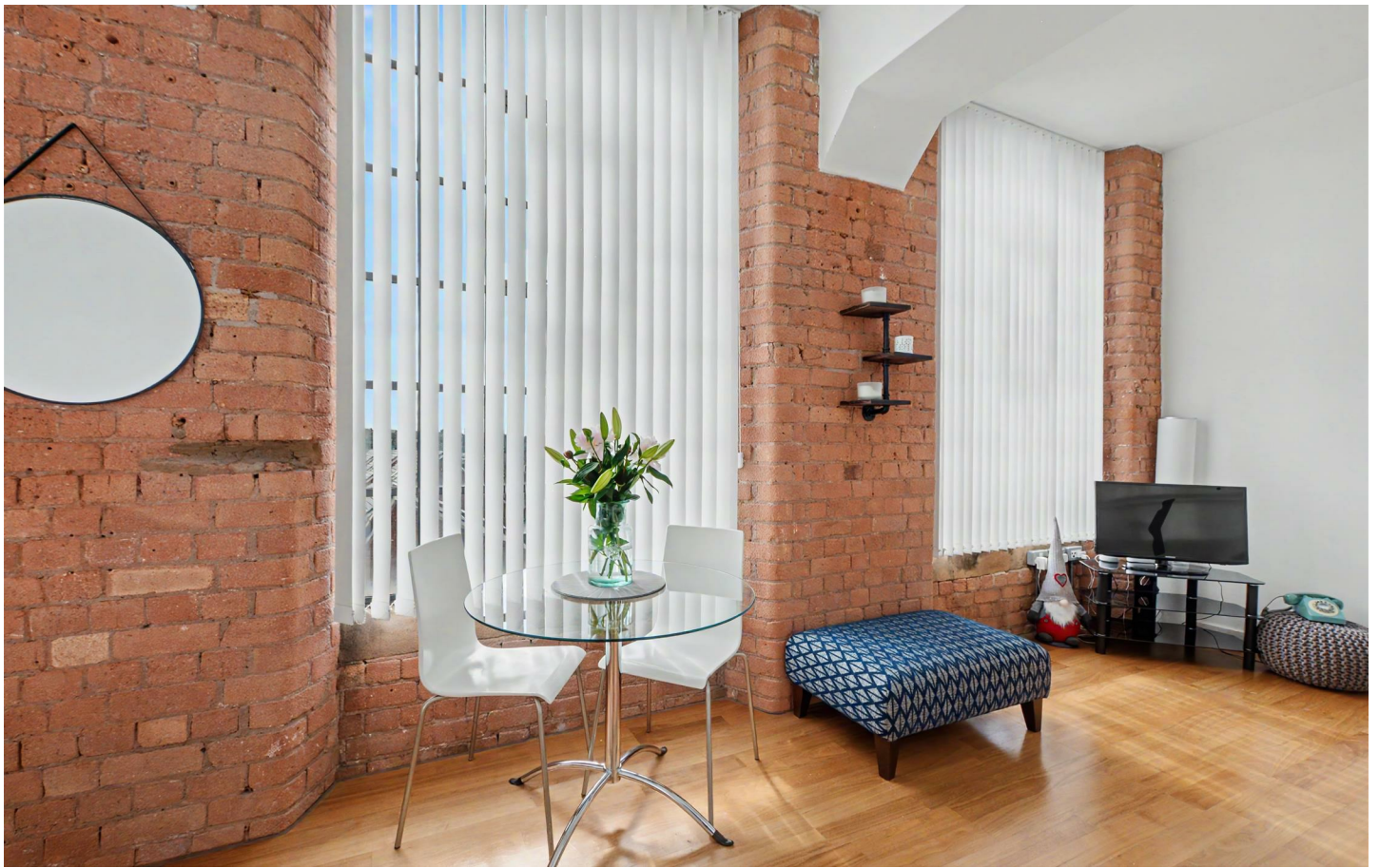


**Springfield Mill**  
**Sandiacre, Nottingham NG10 5QX**

A SECOND FLOOR STUDIO APARTMENT.

**£70,000 Leasehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS SECOND FLOOR STUDIO APARTMENT SITUATED WITHIN THIS ICONIC GRADE II LISTED FORMER VICTORIAN LACE MILL CONVERSION. NO UPWARD CHAIN.

Dating back to circa 1888, this landmark property was converted in 2006 into 104 luxury apartments. This particular property is located on the second floor, to the rear side of the development and offers open plan studio style accommodation with high ceilings, exposed original brickwork and feature windows letting in lots of natural light.

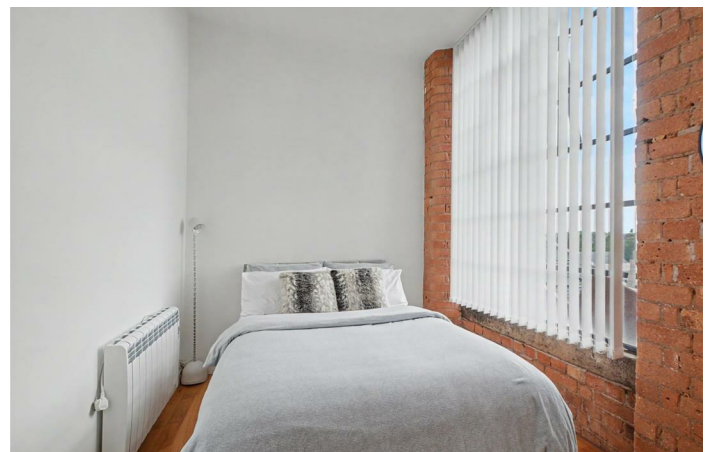
The accommodation offers an entrance lobby with useful utility cloaks cupboard, modern shower room leading through to the open plan living dining bedroom space.

There is a fully fitted kitchen area with integrated dishwasher, fridge with freezer compartment, oven and hob, as well as a sitting area and a bedroom to the far side.

The property also benefits from a security intercom system and sits on the doorstep to the Erewash Canal footpath.

The property is located in the heart of Sandiacre adjacent to the Erewash Canal, a working water course with attractive towpath walks and cycle routes following the Nutbrook Trail from Long Eaton to Shipley Park and Heanor. Sandiacre is a small town benefitting from local amenities such as Lidl, Co-op, various public houses and cafes, as well as a regular bus service linking Nottingham and Derby via the i4 and good access to the A52, Junction 25 of the M1 and the Nottingham express tram terminus situated at Bardills roundabout.

Offered for sale with immediate vacant possession, the property makes an ideal first time buy or investment opportunity and we highly recommend an internal viewing.



## ENTRANCE LOBBY

7'8" x 4'3" (2.36 x 1.30)

Front entrance door, security intercom system, door through to the open plan living bedroom kitchen space, separate door to shower room, utility closet.

## UTILITY CLOSET

Containing a pressurised hot water cylinder, freestanding washer/dryer, shelving, lighting.

## SHOWER ROOM

8'0" x 5'6" (2.45 x 1.70)

Incorporating a three piece suite comprising floating wash hand basin with mixer tap, hidden cistern push flush WC, walk-in double shower cubicle with thermostatically controlled shower and glass sliding shower screen, feature recess with shelving, mirror, vanity unit incorporating shaver point, heated towel rail, tiled floor, spotlights, extractor fan.

## OPEN PLAN LIVING DINING KITCHEN BEDROOM

25'9" x 13'8" narrowing to 8'4" (7.85m x 4.17m narrowing to 2.55)

Attractive, partially exposed brickwork, engineered wood block flooring, two upgraded electric panel radiators, three large feature double glazed windows (with fitted blinds). The kitchen area comprises a range of modern fitted base and wall units including drawers, work surfacing and inset circular bowl stainless steel sink unit with single drainer and mixer tap. Built-in dishwasher, recently replaced electric oven, electric hob and extractor hood over. Integrated fridge with freezer compartment, spotlights, plug sockets with USB charging points, media points within the living space.

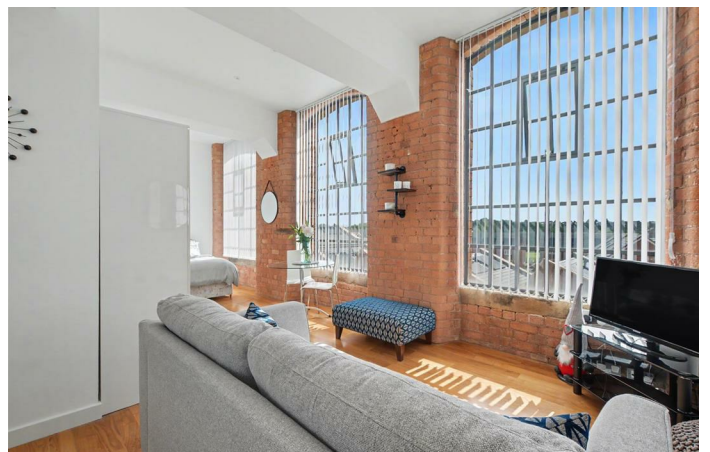
## DIRECTIONS

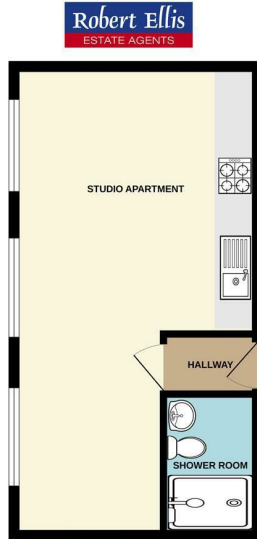
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. With Lidl on the left, look for and take a right hand turn onto Bridge Street and follow the road to Springfield Mill. Park on the street and meet one of our representatives at the front gates.

## AGENTS NOTE

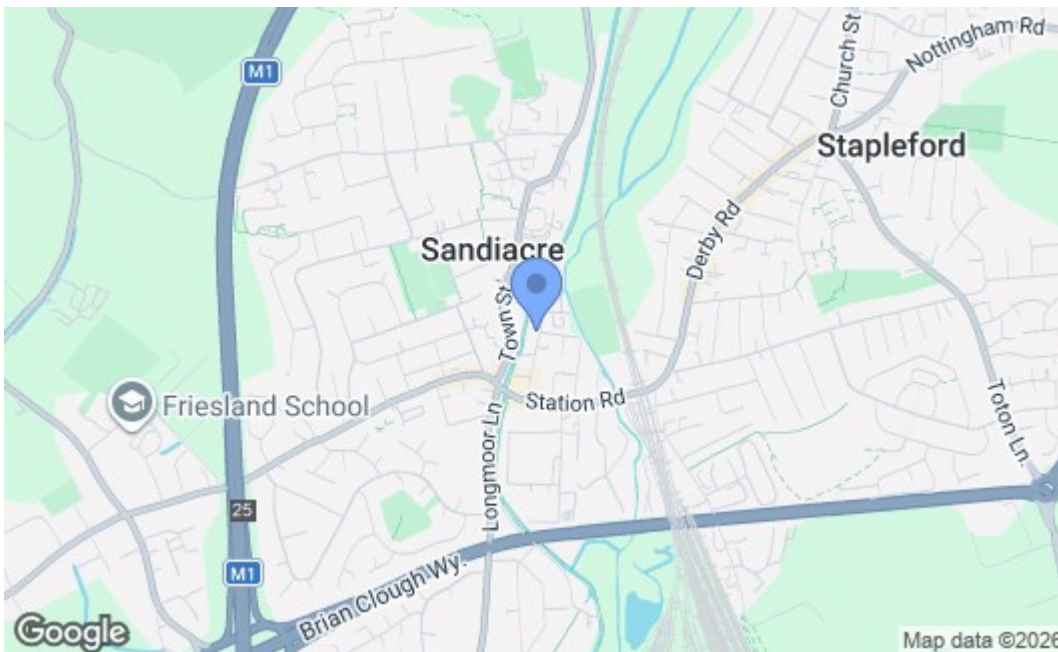
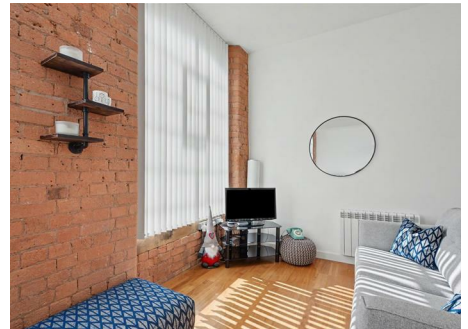
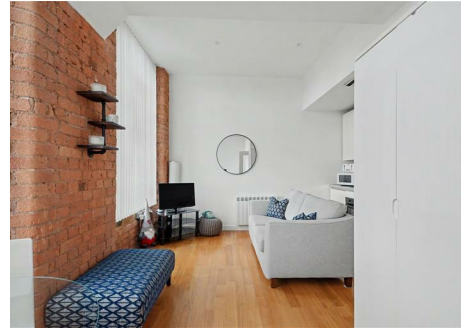
We understand that the property is held on a leasehold term of 250 years from 2005. It has been noted that the

annual ground rent is now £575 PA and service charge approximately £1900 PA. We ask that you confirm this information with your solicitor prior to completion.





While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.