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17 Springfield Mill, Sandiacre, NOTTINGHAM, NG10 5QD

Asking Price Of £125,000



One bedroom apartment located in Sandiacre, Nottingham

A one double bedroom, second floor, leasehold apartment in a restored Grade II Listed Lace Mill. Extremely well presented and maintained interior, designated parking bay, great views over Erewash canal. Viewing recommended and chain free.



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**Property Description**

Chain free, A one double bedroom, second floor apartment in a restored Grade II Listed Lace Mill. Extremely well presented and maintained with designated parking bay and great views over Erewash canal. Leasehold Information : 250 year term from 1st January 2006 to 31st December 2255. We have been informed that the current ground rent is £275 PA and the current yearly service charge was £1811.03 PA. We ask that you confirm this information prior to completion with your solicitor.

We have great pleasure in offering for sale this one double bedroom, second floor apartment located in this landmark Grade II Listed former Victorian Lace Mill. This stylish apartment has been fully refurbished to an extremely high standard with features including an open plan living dining kitchen with high quality kitchen units and integrated SMEG appliances. There is a luxurious full Villeroy and Boch bathroom suite and a generous double bedroom with a useful recess, ideal as a dressing area or offering wardrobe space. Situated in the heart of Sandiacre and adjacent to Erewash Canal, an attractive working watercourse, the apartment enjoys views of the canal from two near full height characterful windows of the living area and bedroom.

Springfield Mill is well positioned within the centre of Sandiacre close to many amenities including a Lidl supermarket and highly reviewed restaurant 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 drive away. For those who enjoy the outdoors, the adjacent canal route is part of the Nutbrook Trail from the Trent Lock in Sawley leading through to Shipley Park further into Derbyshire. The apartment benefits from a designated parking bay within the 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 newly installed lift. Originally built in 1888, this former mill was converted into 104 luxury apartments in 2006 and has just had completed a full renovation project, both externally and internally, complying with all the latest safety regulations. This superb apartment will appeal to homeowners such as first time buyers and those wishing to downsize, as well as offering a great long term buy to let opportunity. Available immediately, we strongly recommend an early internal viewing to avoid disappointment.



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ENTRANCE HALL: 9' 8" x 4' 11" (2.97m x 1.51m) Accessed from second floor corridor. Doors to all rooms and built-in utility closet which houses the pressurised hot water system. There is also space and plumbing for washing machine.

LIVING KITCHEN AREA: 19' 8" x 10' 5" (6.01m x 3.2m) Beautiful exposed brick feature wall with near full height double glazed window with newly fitted blind, wall mounted electric heater. The kitchen area comprises of a fitted high quality range of wall and base units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in SMEG electric oven, hob and concealed extractor hood above, integrated fridge, freezer and dishwasher.

BEDROOM: 11' 6" x 8' 3" (3.52m x 2.52m) Exposed original brick feature wall with near full height double glazed window enjoying views over the canal with newly fitted electric blind. Carpet and wall mounted electric heater. Bedroom Recess:- Ideal for a dressing area or providing space for wardrobes and drawers.

BATHROOM: 7' 9" x 5' 6" (2.38m x 1.68m) Incorporating Villeroy and Boch three piece suite comprising bathtub with thermostatically controlled shower and screen over, low flush WC with concealed cistern and wash hand basin with vanity unit with additional shelving, mirror and storage with inset lighting over. Tiling to walls, heated towel rail.



OUTSIDE: The property is accessed from a secure pedestrian and vehicle remote gate system controlled by an App. The gates give access to the courtyard where there is a designated car parking space.

TENURE: Leasehold - Information : 250 year term from 1st January 2006 to 31st December 2255.

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VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

