



## 39 Springfield Mill, Sandiacre, Nottingham, NG10 5QD

**£675 Per Month**

- A ONE BEDROOM STUDIO APARTMENT
- BUILT-IN INTEGRATED KITCHEN APPLIANCES
- POSITIONED WITHIN HISTORIC CONVERTED GRADE II LISTED MILL BUILDING
- VIEWING HIGHLY RECOMMENDED
- ACCOMMODATION ON THE FIRST FLOOR
- MODERN THREE PIECE SHOWER ROOM
- EASY ACCESS TO DAY TO DAY AMENITIES

# 39 Springfield Mill, Nottingham NG10 5QD

\*\*\* WELL PRESENTED ONE BEDROOM STUDIO APARTMENT IN HISTORIC CONVERTED MILL BUILDING\*\*\*

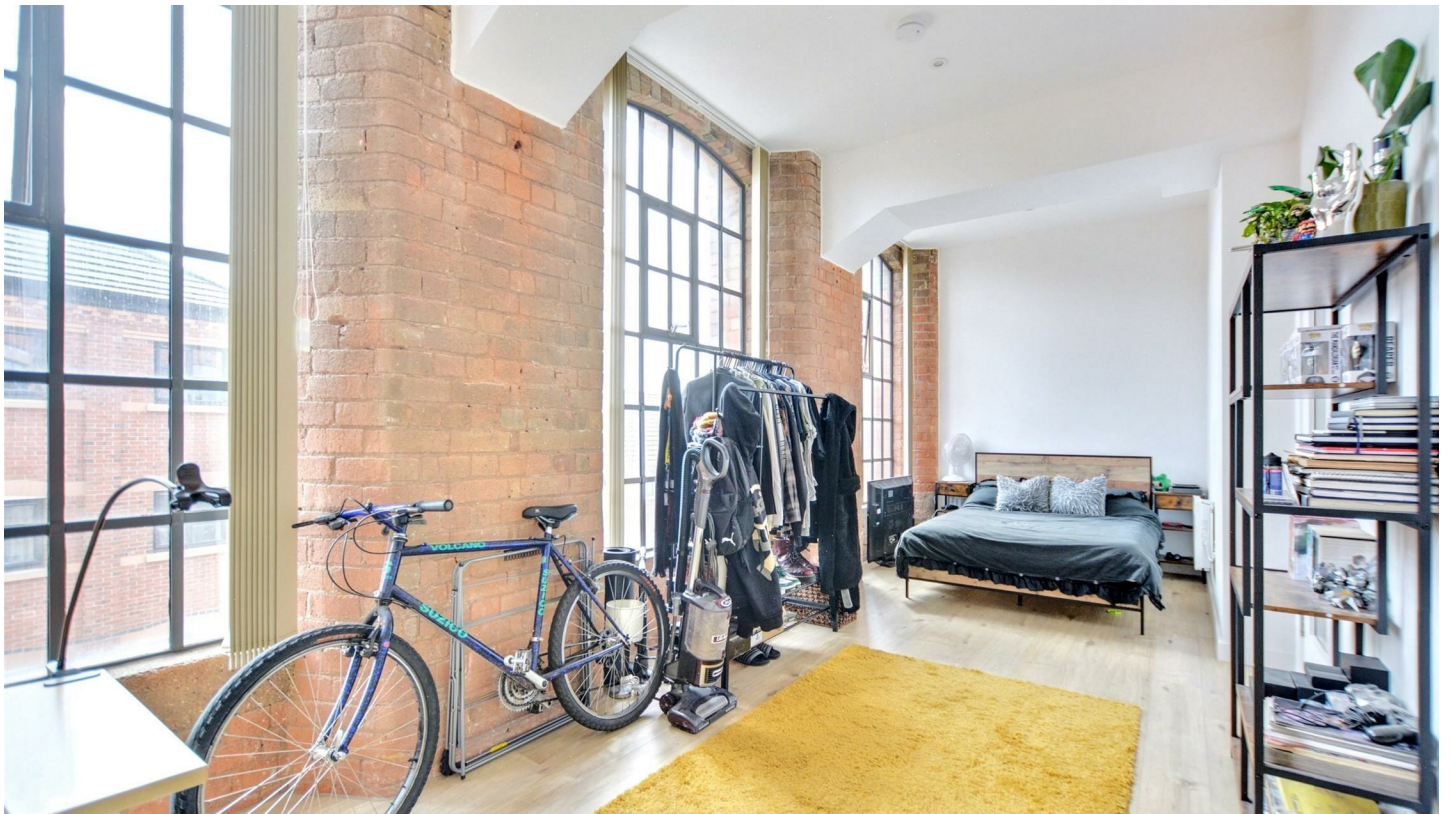
Robert Ellis are delighted to present to the market this well presented one bedroom studio apartment situated within this historic converted mill building in Sandiacre.

With accommodation on one level comprising entrance lobby with built-in utility closet, shower room, and then open plan bedroom living kitchen space.

The property benefits from modern electric heating system, fitted kitchen with integrated appliances, modern three-piece shower room.



Council Tax Band: A



## ENTRANCE LOBBY

4'4" x 4'2"

Door access from the communal hallway, access to the utility closet which houses the water cylinder and plumbing for the washing machine, further internal doors linking through to the shower room and open plan living dining kitchen.

## SHOWER ROOM

7'7" x 4'3"

Three piece suite with shower cubicle with mains shower, wash hand basin with mixer tap and push flush WC. Electric ladder towel radiator, bathroom light and shaver point, fully tiled walls.

## OPEN PLAN LIVING DINING KITCHEN

### BEDROOM

25'4" x 12'11" max

Three feature windows and fitted blinds, decorative exposed brickwork, laminate flooring throughout, two electric storage heaters, telephone point. Opening through to the kitchen space which is equipped with a matching range of fitted base and wall storage cupboards, with built-in fridge with freezer compartment, dishwasher, fitted oven/hob with extractor fan over. Circular bowl sink unit with drainer and mixer tap, extractor hood.

## OUTSIDE

There is no allocated parking space or communal grounds or gardens to maintain with this property.

## AGENTS NOTE

It is understood that the property is held on a leasehold term basis up until 31st December 2255. We have been informed that the current ground rent is £275 PA and the currently yearly service charge was £1811.03 PA. We ask that you confirm this information prior to completion with your solicitor.

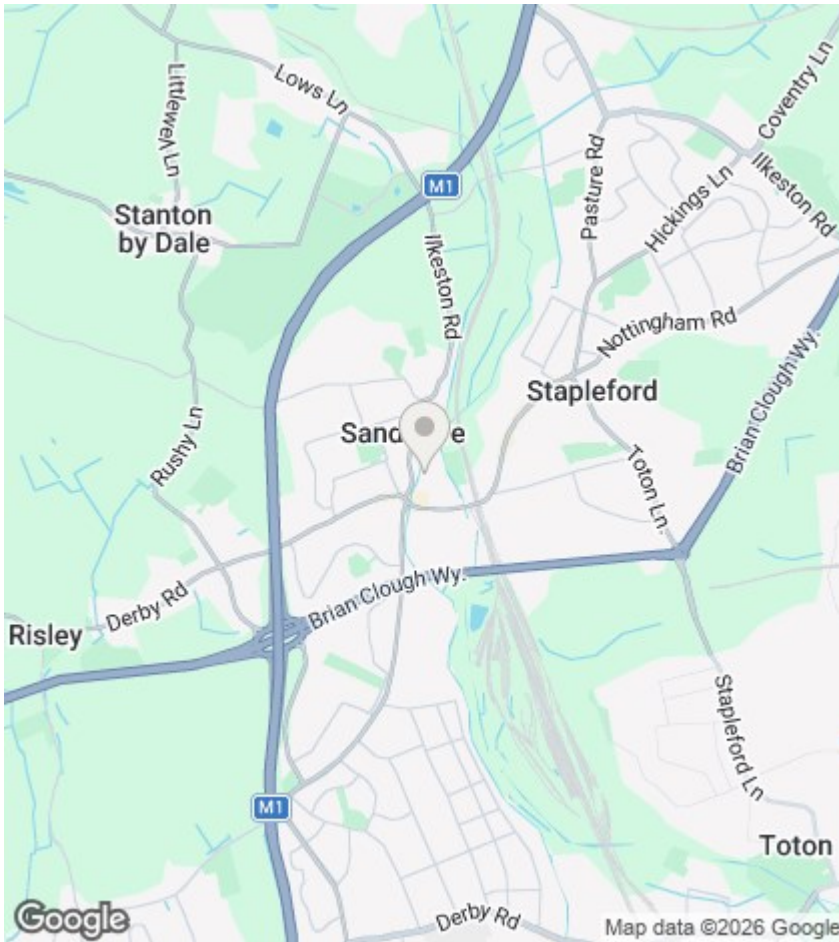
## AGENTS NOTE

The property is currently rented out to the tune of £625 PCM.

## 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 buzzer system on the communal gate or wait for an agent to meet you outside to let you in.



## Directions

## Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

