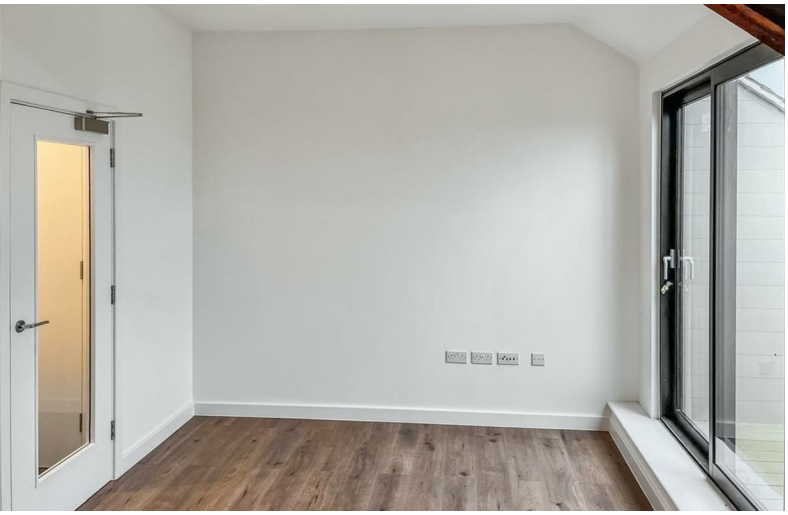
Robert Ellis

look no further. . .



Springfield Mill
Sandiacre, Nottingham NG10 5QD

A TWO DOUBLE BEDROOM TOP FLOOR DUPLEX APARTMENT.

Offers Around £140,000 Leasehold

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Situated in this iconic Grade II former Victorian lace mill is this two double bedroom top floor duplex apartment offered for sale in a ready to move into condition.

This stylish apartment retains some elements of the original character and heritage of the building and has been fully refurbished to an extremely high standard with features including an open plan living dining kitchen with high quality units, integrated appliances and patio doors opening to a balcony which enjoys views over the canal and surrounding area.

With accommodation over two floors, once you have entered the apartment, there is a dog-leg staircase leading to a second floor and also on the entrance level is the principal bedroom with en-suite shower room. There is also a luxury bathroom with shower. Rising to the top level, the landing provides access to a useful utility closet with plumbing for washing machine, double bedroom and the open plan living dining kitchen space.

The property is located within the heart of Sandiacre and adjacent to Erewash canal, an attractive working watercourse, the apartment enjoys views over the canal from living area and balcony.

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. This attractive foot and cycle way leads to many destinations including Attenborough Nature reserve, Beeston and Nottingham.

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 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.

The apartment is accessed from a communal secure entrance lobby where there is a staircase and lift leading to the top floor where a communal corridor gives access to the apartment itself.

ENTRANCE LEVEL
Dog-leg staircase leading to the first floor, electric heater, doors to bathroom and principal bedroom.

PRINCIPAL BEDROOM
17'6" x 10'2" reducing to 6'9" (5.34 x 3.12 reducing to 2.06)
Electric heater, exposed brick feature wall to large feature double glazed windows to the rear elevation.

ENSUITE
Modern three piece suite comprising separate tiled and enclosed walk-in double size shower cubicle with mains shower and sliding glass shower door, hidden cistern push flush WC, Villeroy & Boch matching sink unit with mixer tap. Fully tiled walls and floor, chrome heated wall mounted ladder towel radiator, inset bathroom cabinet with glass shelf, shaver point, bathroom mirror.

BATHROOM
Three piece Villeroy & Boch suite comprising tiled-in bath with mixer tap and shower attachment over with glass shower screen, hidden cistern push flush WC, wash hand basin with mixer tap. Fully tiled walls and floor, chrome ladder towel radiator, spotlights, extractor fan, inset bathroom cabinet with glass shelving and inset shaver point and lighting.

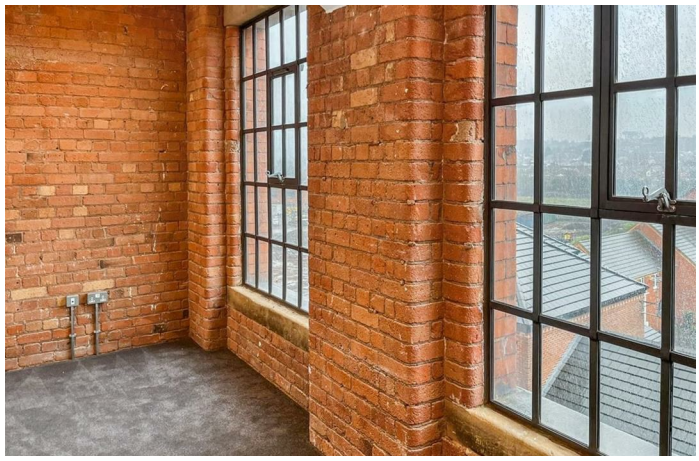
TOP FLOOR
A useful utility closet with hot water cylinder and plumbing/space for washing machine.

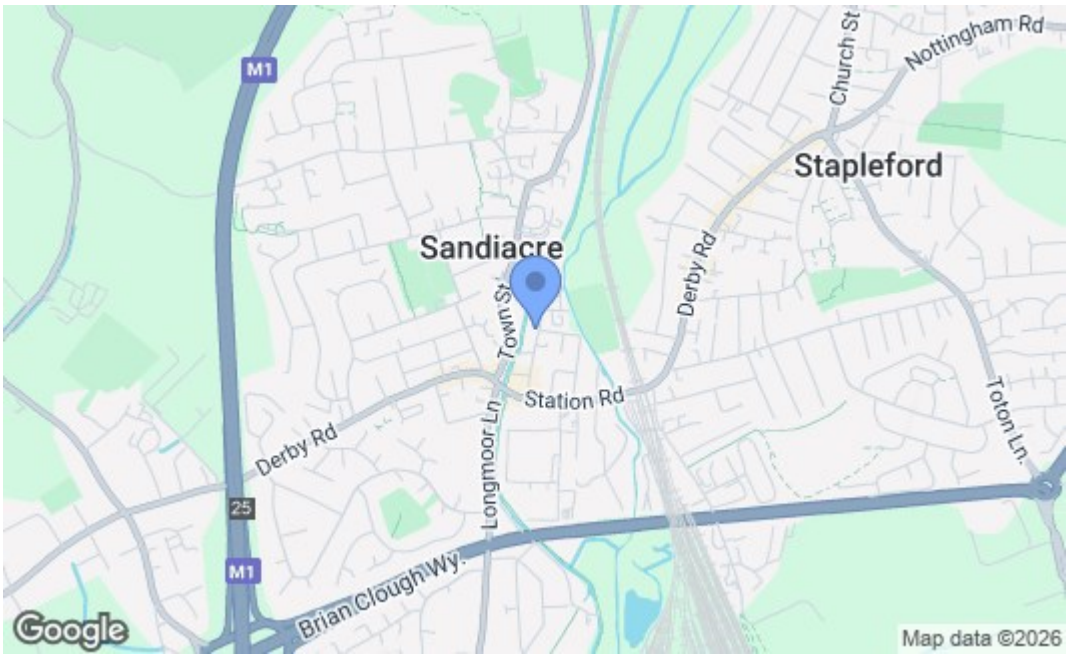
BEDROOM TWO
11'11" x 10'2" (3.65 x 3.11)
Electric heater, double glazed roof window.

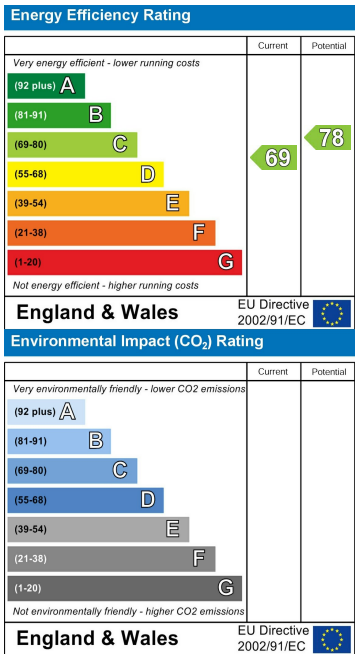
LIVING KITCHEN
17'6" x 10'5" increasing to 15'1" (5.34 x 3.20 increasing to 4.60)
The kitchen area comprises a comprehensive range of fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit. Built-in electric oven, hob and extractor hood over. Integrated larder fridge and dishwasher. Double glazed roof light, double glazed patio door opening to a balcony.

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

LEASEHOLD INFORMATION
Lease start date 23.05.2013 - lease end date 31.12.2255. Lease term remaining 230 years. Ground rent is currently £402.58 per annum and the service charge is payable every 6 months, the latest amount is £2145.16 (£4290.32 per annum).







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.