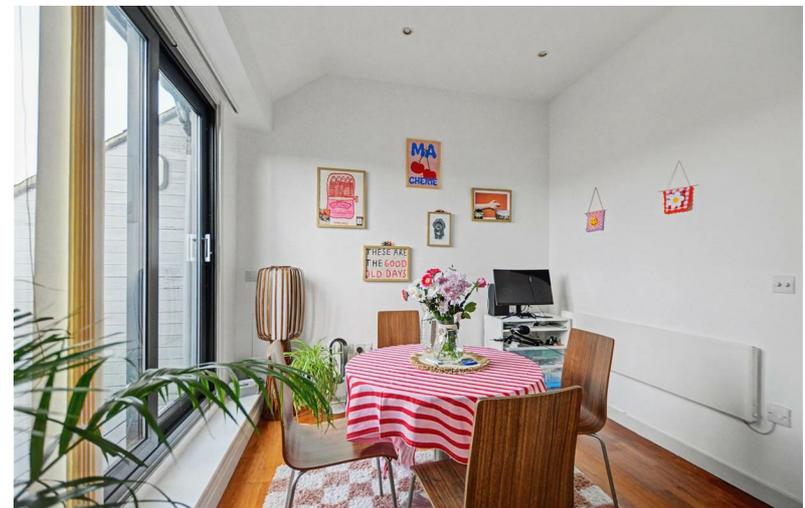




**Robert Ellis**  
ESTATE AGENTS



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

**£150,000 Leasehold**

A TWO BEDROOM DUPLEX TOP FLOOR APARTMENT SITUATED IN THIS HISTORIC CONVERTED MILL BUILDING IN SANDIACRE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS TOP FLOOR TWO BEDROOM, TWO BATHROOM DUPLEX APARTMENT SITUATED IN THIS HISTORIC GRADE II LISTED CONVERTED MILL BUILDING IN SANDIACRE WITH VIEWS TO THE REAR OVERLOOKING THE EREWASH CANAL, SANDIACRE AND BEYOND.

Being situated on the top floor, this apartment has fantastic views from the balcony overlooking the Erewash Canal, as well as the feature chimney stack over towards Sandiacre and Risley.

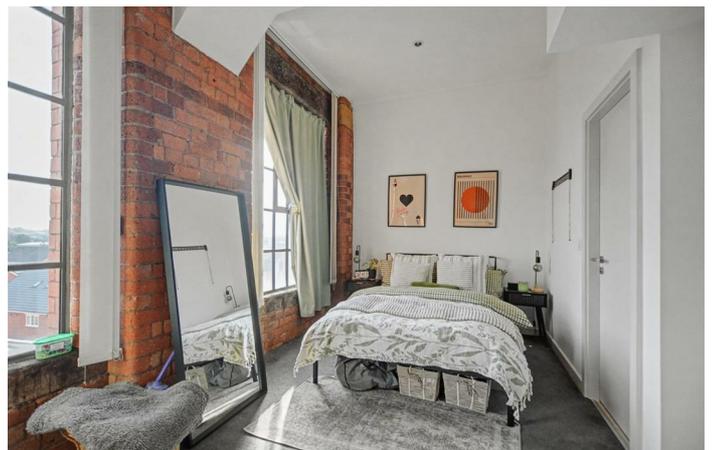
The accommodation is split over two floors and comprises entrance hallway with turning staircase rising to the first floor with ground floor bedroom and en-suite shower room. The first floor landing them provides access to a utility closet and onto an open plan living dining kitchen with sliding doors to a feature balcony (making the most of the views beyond). There is an additional double bedroom and family bathroom also on this floor.

The property would suit a variety of different buying types, including investors, as well as young families with the property being situated within close proximity of excellent nearby schooling for all ages.

There are nearby shopping facilities in the towns of Stapleford and Long Eaton, and for those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

Further benefits to the property include feature full height windows, decorative exposed brickwork, as well as an allocated parking space (accessed via the security gates on Gas Street at the end of Bridge Street).

We highly recommend an internal viewing.



## COMMUNAL ENTRANCE

Security entrance door and intercom system, lift and feature staircase rising to all floors.

## ENTRANCE HALL

4'5" x 3'4" (1.36 x 1.02)

Turning staircase rising to the first floor, security phone entry system, wall mounted electric heater. Door to ground floor bedroom.

## BEDROOM ONE (GROUND FLOOR)

17'1" x 8'9" (5.21 x 2.68)

Two feature double glazed Georgian-style windows (with fitted blinds), wall mounted electric heater, spotlights, TV point, feature decorative exposed brickwork.

## EN-SUITE SHOWER ROOM (GROUND FLOOR)

7'8" x 4'3" (2.35 x 1.30)

Three piece suite comprising walk-in double size shower cubicle with mains shower and glass screen, hidden cistern push flush WC, wash hand basin with central mixer tap. Fully tiled walls and floor, spotlights, extractor fan, electric ladder towel radiator, inset shelving with bathroom mirror and shaver point.

## FIRST FLOOR LANDING

Spotlights, doors to bedroom two, bathroom and open plan living dining kitchen.

## UTILITY CUPBOARD

Offering useful storage and hanging space along side plumbing for the washing machine and housing of the water tank cylinder.

## OPEN PLAN LIVING DINING KITCHEN

16'7" x 13'3" (5.08 x 4.06)

The kitchen area is equipped with a range of matching fitted base and wall storage cupboards with integrated fridge, freezer and dishwasher. Integrated Electrolux oven, hob and extractor hood over. Inset circular bowl sink and matching drainer with central mixer tap, Velux roof window, space for dining table and chairs, laminate flooring, feature beamed ceiling, opening through to the living area. The living area offers a continuation of the laminate flooring, spotlights, electric heater, sliding double glazed patio doors opening out to the balcony.

## BALCONY

A feature composite decked balcony with external lighting, enjoying fantastic views over the Erewash Canal, the iconic chimney stack, as well as views over Sandiacre.

## BEDROOM TWO

9'5" x 9'1" (2.89 x 2.79)

Velux roof window, decorative ceiling beams, spotlights, electric heater, phone point.

## BATHROOM

6'9" x 5'5" (2.07 x 1.66)

Three piece suite comprising bath with mains shower over, central mixer tap with shower screen, hidden cistern push flush WC, wash hand basin with central mixer tap. Fully tiled walls and floor, electric ladder towel radiator, spotlights, extractor fan, shaver point, inset shelving with bathroom mirror.

## ALLOCATED PARKING

One allocated parking space in the gated car park accessed off Gas Street through the security gates which can be found at the end of Bridge Street.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Approaching Lidl, look for and take a right hand turn onto Bridge Street and proceed towards the mill building on the left hand side. There are two entrances to Springfield Mill, the first being located on the left hand side via the electric gates and the second can be found at the entrance to Gas Street, again on the left hand side via the electric gates. To gain access to the apartment, it is the second entrance off Gas Street and the first communal door on the left hand side after entering the car park.

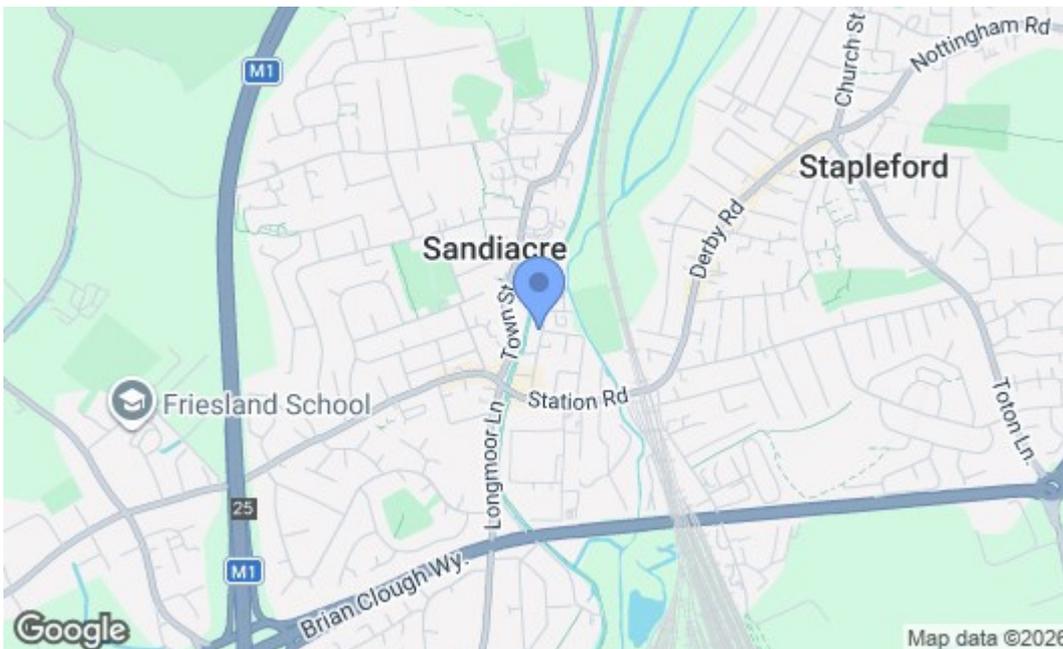
## LEASE INFORMATION

We understand that the property is held on a leasehold term of 250 years from 2006 with an annual ground rent of £402.58. We also believe that the annual service charge is currently in the region of £3600. However, it is advised that you confirm this information with your Solicitor prior to completion. Lease start : 1st Jan 2006 ending 31st Dec 2255 (approximately 229 years remaining).

## AGENTS NOTE

If anyone is interested in buying the property to rent out as an investment opportunity, we would currently anticipate a monthly rent of circa £850 to £875 PCM.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.