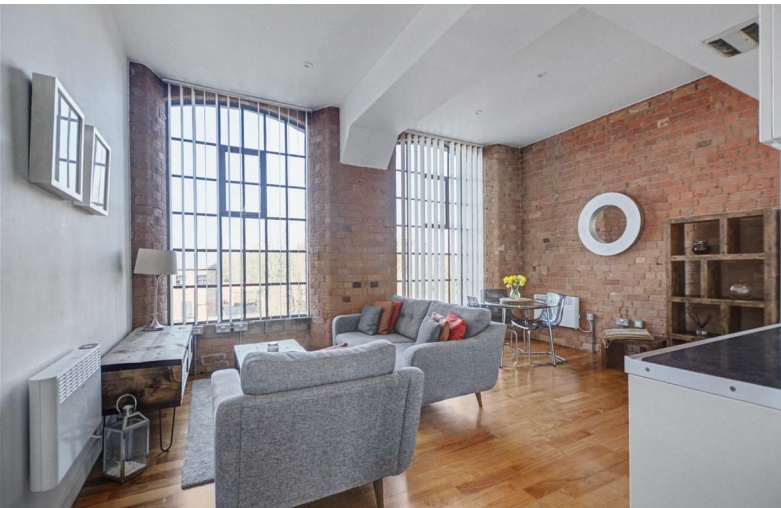


# Robert Ellis

*look no further...*



**Robert Ellis**  
ESTATE AGENTS



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

**£145,000 Leasehold**

AN EXTREMELY WELL PRESENTED TWO  
DOUBLE BEDROOM, TWO BATHROOM  
FIRST FLOOR APARTMENT OFFERED FOR  
SALE WITH NO UPWARD CHAIN.

**0115 949 0044**



/robertellisestateagent



@robertellisea



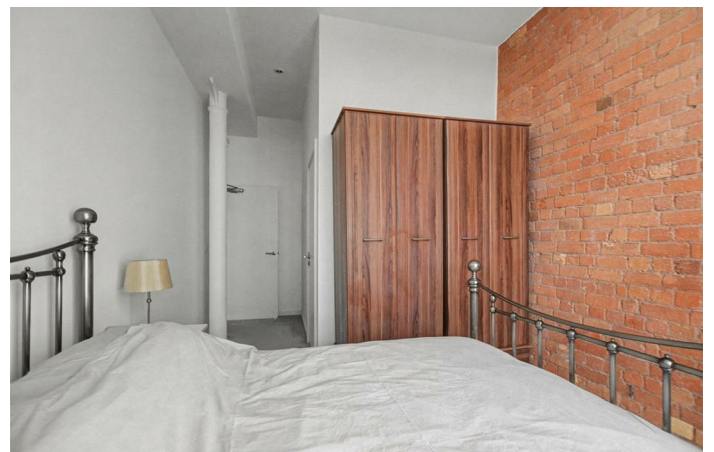
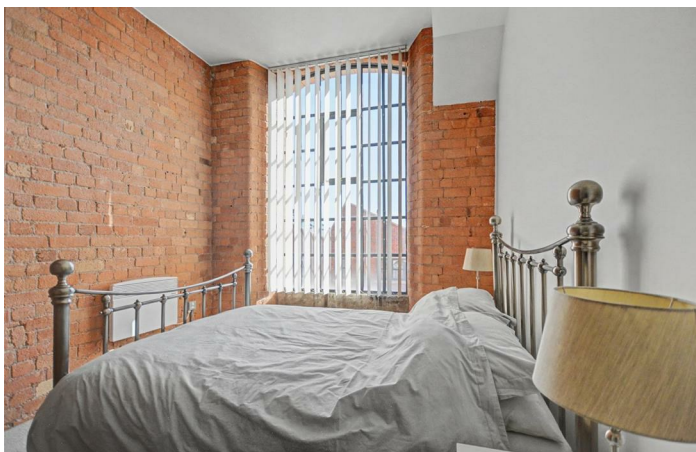
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED BRIGHT AND AIRY SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT SITUATED IN THIS HISTORIC CONVERTED MILL BUILDING IN SANDIACRE. OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation comprising of a spacious "L" shaped hallway with a utility closet, open plan living dining kitchen with integrated appliances, two double bedroom (principal with en-suite facilities) and an additional three piece family bathroom.

The property also benefits from upgraded electrical wall mounted heaters, feature exposed brickwork, large windows with fitted blinds, as well as an allocated parking space in the secure gated car park.

The property is located in this historic converted mill building situated in the heart of Sandiacre within walking distance of local amenities. There is easy access to the Erewash Canal footpath, as well as good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy, investment opportunity or lock up and leave bolthole which well deserves an internal viewing. There is an opportunity to be sold as seen including all furniture and fittings.



## COMMUNAL ENTRANCE

With security intercom system, stairs and lifts to all floors.

## ENTRANCE HALL

14'2" x 11'4" (4.33 x 3.47)

Fire safe entrance door, security intercom, wall mounted electric panel heater, LED spotlights, doors to all rooms.

## UTILITY CLOSET

Housing the plumbing for the washing machine, water cylinder and electrical consumer box.

## OPEN PLAN LIVING DINING KITCHEN

16'10" x 15'3" (5.15 x 4.65)

Two tall archway shaped Georgian-style feature windows with fitted blinds set within decorative exposed curved brickwork which continues onto one wall behind the dining area, two upgraded electrical wall mounted heaters, wooden flooring, media points, LED lighting and open plan access to the kitchen area which comprises a matching range of handle-less fitted base and wall storage cupboards and drawers, with worktop space incorporating circular bowl sink unit with matching draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, integrate fridge, freezer and dishwasher.

## BEDROOM ONE

18'11" x reducing to 11'0" x 9'8" (5.78 x reducing to 3.37 x 2.95)

Feature archway shaped Georgian-style tall window with fitted blind set within decorative exposed curved brickwork which continues to one wall, upgraded wall mounted electrical panel heater, inset lighting and door to en-suite.

## EN-SUITE

7'7" x 4'5" (2.33 x 1.35)

Three piece suite comprising walk-in double size tiled and enclosed shower cubicle with mains shower, glass screen and sliding door, hidden cistern push flush WC and wash hand basin with mixer tap. Tiling to the walls and the floor, inset mirror fronted bathroom cabinet with shaver point, LED lighting, spotlights and chrome heated electrical towel radiator.

## BEDROOM TWO

14'9" x 7'11" (4.52 x 2.42)

Feature archway shaped Georgian-style window with fitted blind set within decorative exposed brickwork, inset lighting and wall mounted electrical panel heater.

## BATHROOM

8'5" x 5'10" (2.58 x 1.78)

Modern white three piece suite comprising tiled-in bath with glass screen, mixer tap and mains shower over, hidden cistern push flush WC and wash hand basin with mixer tap. Tiling to the walls and floor, LED lighting, extractor fan and inset wall mounted bathroom cabinet with adjoining shelving and shaver point, electrically heated towel radiator.

## ALLOCATED PARKING

There is one allocated parking space set within the gated car park.

## AGENTS NOTE

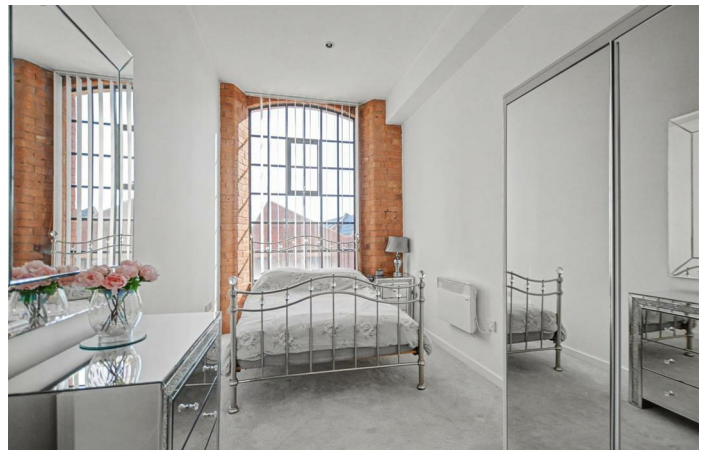
It is understood that the property is held on a leasehold term with 229 years remaining. Ground rent set at £275 per annum. The annual service charge is £3923.86 split into two half yearly payments in March and September currently £1961.93. We ask that you confirm this latest information with your solicitor prior to completion.

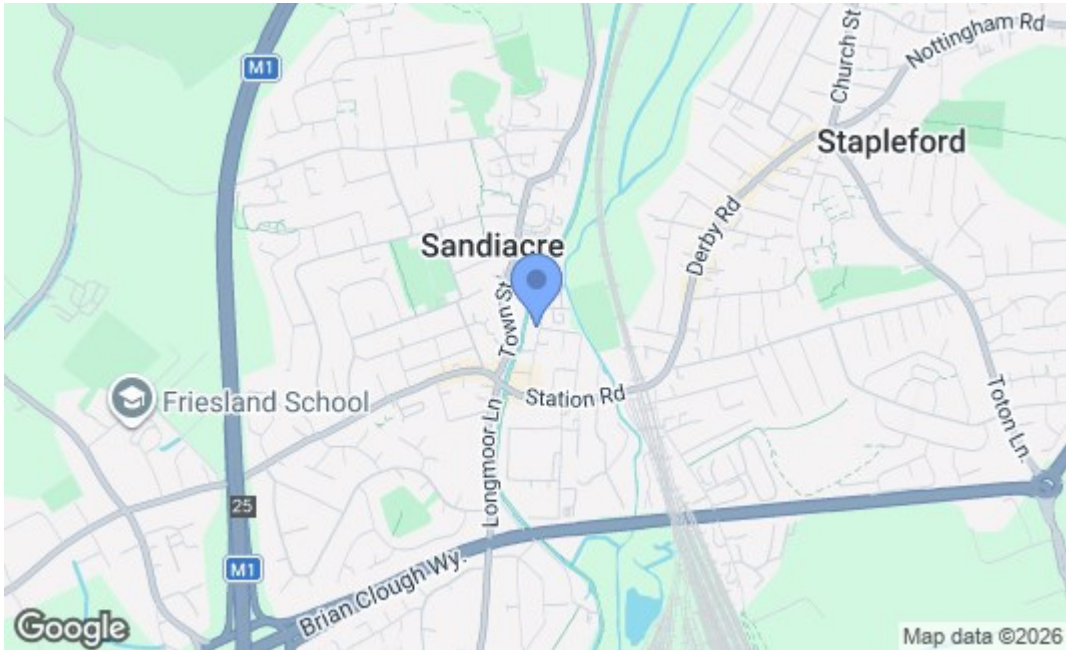
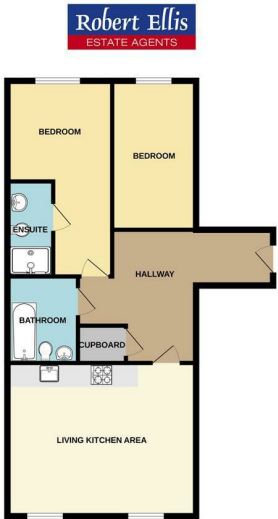
## AGENTS NOTE

The apartment was lived in between 2020 and 2024.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Bridge Street and continue to the entrance of the mill building on the left hand side.





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