Robert Ellis

look no further. . .

Springfield Mill
Sandiacre, Nottingham NG10 5QD

A TOP FLOOR TWO BEDROOM TWO BATHROOM TWO STOREY DUPLEX APARTMENT OFFERED FOR SALE WITH NO UPWARD CHAIN.

£155,000 Leasehold

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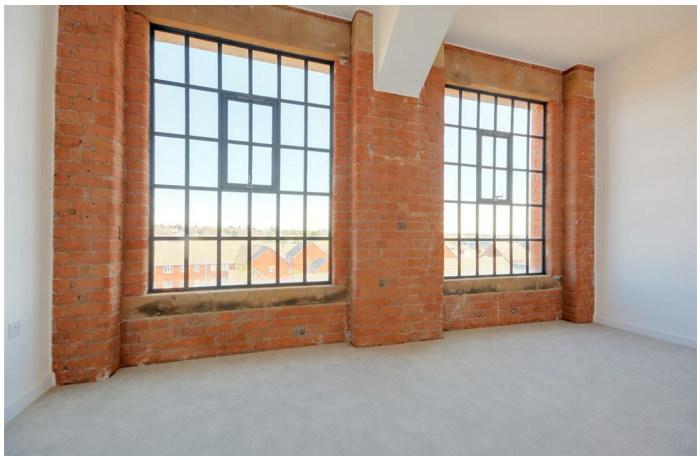
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS TOP FLOOR DUPLEX TWO BEDROOM TWO BATHROOM TWO STOREY APARTMENT SITUATED WITHIN THIS HISTORIC CONVERTED MILL BUILDING IN SANDIACRE.

With accommodation over two floors which comprises an entrance hall with a feature turning staircase rising to the first floor, ground floor bedroom with en-suite facilities. On the first floor off the landing there is a useful utility closet with plumbing for washing machine, access to bedroom two, main bathroom and open plan living dining kitchen space with sliding doors to a balcony offering fantastic views to the rear.

The property is located within this historic Grade II Listed converted mill building in the heart of Sandiacre which is within easy reach of excellent nearby shopping facilities, schooling for all ages such as Ladycross, Cloudside and Friesland, and great 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 that the property would make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.



GROUND FLOOR HALL
6'3" x 3'4" (1.93 x 1.04)
Dual lock panel entrance door, turning staircase to the first floor with feature handrail, electric heater. Door to ground floor bedroom.

GROUND FLOOR BEDROOM
16'11" 10'6" (5.16 3.22)
Two feature windows, surrounding exposed brickwork, two wall mounted heaters, media points, spotlights. Door to en-suite shower room.

EN-SUITE SHOWER ROOM
7'6" x 4'2" (2.29 x 1.29)
Newly fitted 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.

FIRST FLOOR LANDING
Doors to open plan living dining kitchen space, main bathroom and second bedroom. Spotlights, decorative exposed beam, in-built double utility closet which houses the water cylinder and plumbing for washing machine with useful worktop space over.

BEDROOM TWO
9'6" x 9'4" (2.90 x 2.87)
Velux roof window, spotlights, decorative exposed beam, wall mounted electric heater.

BATHROOM
6'10" x 5'7" (2.10 x 1.72)
Newly fitted three piece suite comprising tiled in bath with glass shower screen, mixer tap, shower attachment over, hidden cistern push flush WC, Villeroy & Boch fitted sink with mixer tap. Fully tiled walls and floor, spotlights, extractor fan, wall mounted chrome heated ladder towel radiator, inset fitted bathroom cabinet with two glass shelves, shaver point, inset lighting, bathroom mirror.

OPEN PLAN LIVING DINING KITCHEN
16'7" x 13'6" (5.08 x 4.14)
The kitchen area comprises an Italian fitted matching range of handleless base and wall storage cupboards with slate effect square edge work surfacing incorporating circular bowl sink unit with mixer tap and matching draining board, inset SMEG four ring hob with extractor over and oven beneath, integrated fridge and dishwasher, decorative splashboards, two wall mounted electric heaters, Velux roof window to the rear, laminate flooring, media points, spotlights, decorative exposed beam, sliding doors to the balcony.

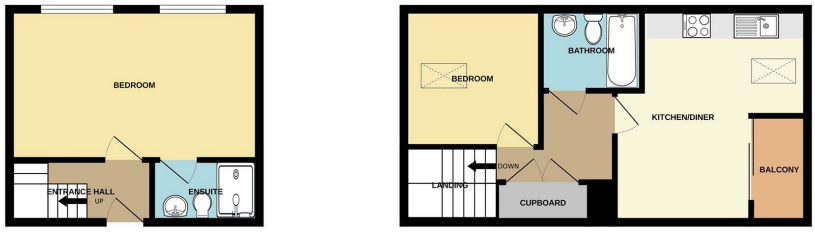
BALCONY
6'7" x 6'1" (2.02 x 1.87)
Composite decking, external lighting point and fantastic far reaching views over the canal and beyond towards Sandiacre and Risley Hill.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Bridge Street. Springfield Mill can be found on the left hand side. Upon entering the complex, the apartment door can be found the first on the right. Ref: 8189NH

AGENT'S NOTE
We understand that the property is held on a leasehold term of 250 years with approximately 232 years remaining (ends 2255). We have been informed that the ground rent is £402.58 per annum and the service charge is £3000 per annum split into £1500 six monthly payments. We ask that you confirm this information with your solicitor prior to completion.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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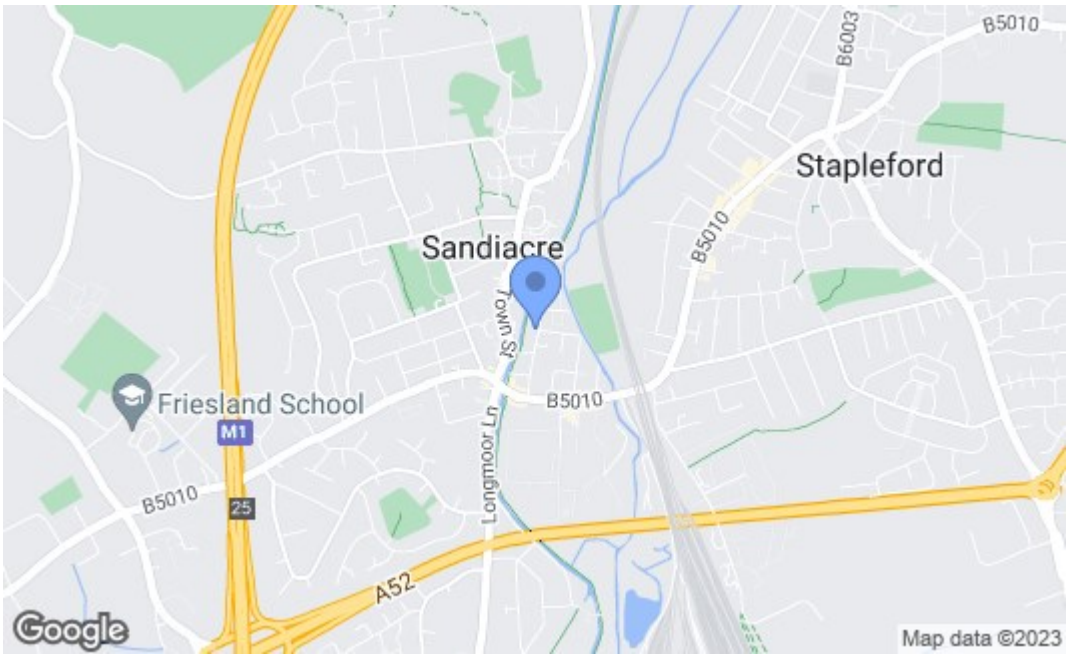

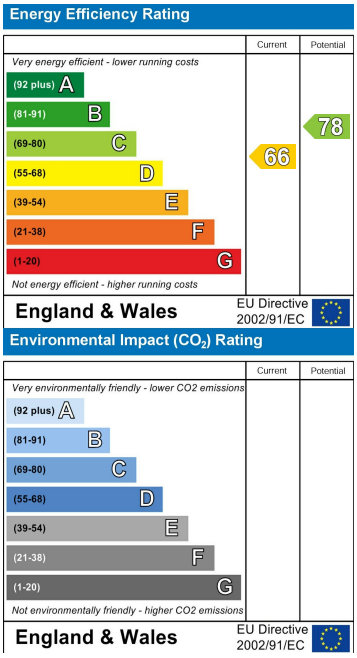

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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