Robert Ellis

look no further. . .

Springfield Mill
Sandiacre, Nottingham NG10 5QD

A FIRST FLOOR ONE BEDROOM STUDIO APARTMENT SITUATED WITHIN THIS HISTORIC CONVERTED MILL BUILDING.

£66,000 Leasehold

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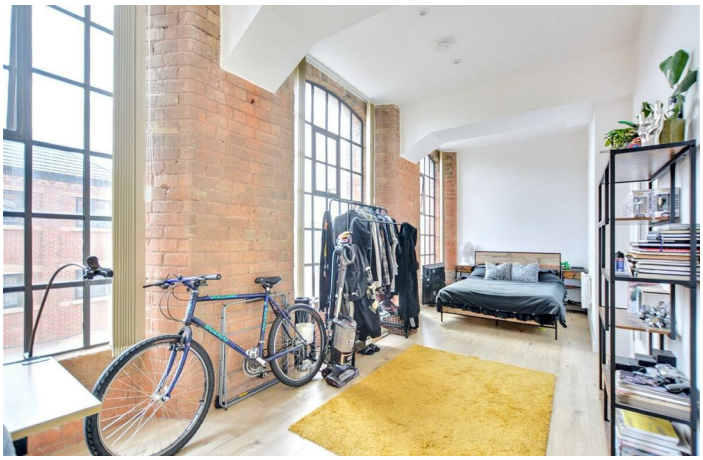
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED ONE BEDROOM STUDIO APARTMENT SITUATED WITHIN THIS HISTORIC CONVERTED MILL BUILDING IN SANDIACRE.

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.

The building is situated in this popular town centre location, within walking distance of nearby amenities, including Lidl and Buonissima Aperitivo Bar. For those needing to commute, there are great transport links on the doorstep including the i4 bus service, the A52 for Nottingham and Derby and Junction 25 of the M1 motorway.

The property is currently rented out to the tune of £625 PCM and we believe the property would make an ideal first time buy for a step on the ladder or an investment opportunity.



ENTRANCE LOBBY
4'4" x 4'2" (1.33 x 1.28)
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" (2.32 x 1.31)
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 (7.74 x 3.95 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
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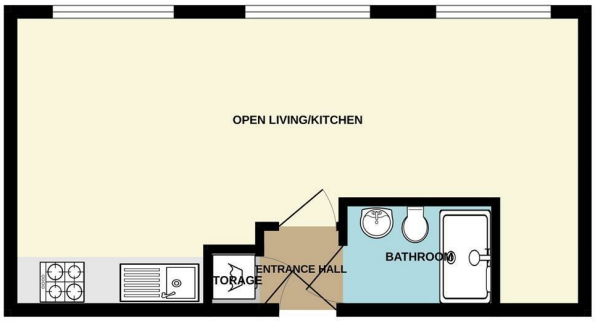
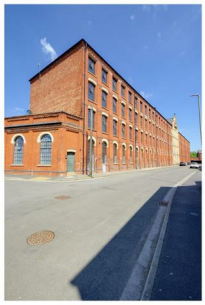
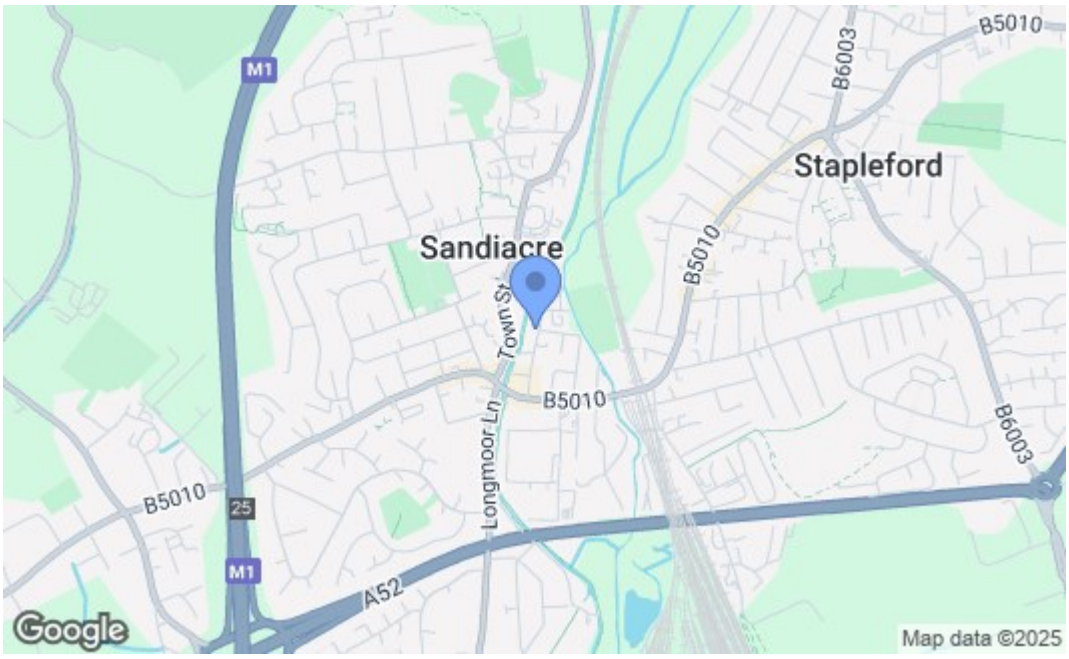
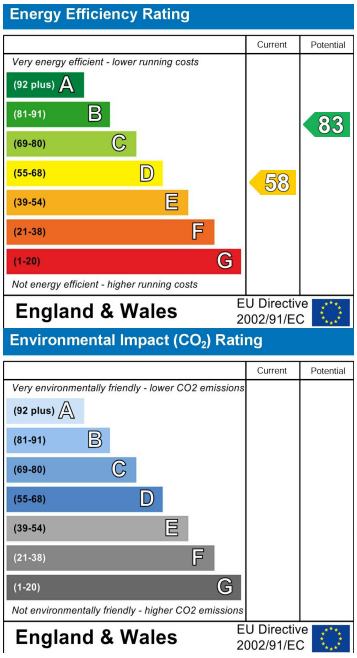
DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Eventually, take a right hand turn onto Bridge Street and proceed further along upon reaching the Springfield Mill block on the left hand side. To gain access to the apartment, 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.

Robert Ellis
ESTATE AGENTS









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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