



Springfield Mill
Sandiacre, Nottingham NG10 5QD

£120,000 Leasehold



A FULLY REFURBISHED ONE DOUBLE
BEDROOM SECOND FLOOR APARTMENT
LOCATED IN GRADE II LISTED VICTORIAN
LACE MILL.

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We have great pleasure in offering for sale this one double bedroom, second floor apartment located in this landmark Grade II Listed former Victorian Lace Mill.

This stylish apartment has been fully refurbished to an extremely high standard with features including an open plan living dining kitchen with high quality kitchen units and integrated SMEG appliances. There is a luxurious full Villeroy and Boch bathroom suite and a generous double bedroom with a useful recess, ideal as a dressing area or offering wardrobe space.

Situated in the heart of Sandiacre and adjacent to Erewash Canal, an attractive working watercourse, the apartment enjoys views of the canal from two near full height characterful windows of the living area and bedroom.

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.

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 newly installed 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.

This superb apartment will appeal to homeowners such as first time buyers and those wishing to downsize, as well as offering a great long term buy to let opportunity.

Available immediately, we strongly recommend an early internal viewing to avoid disappointment.



ENTRANCE HALL

9'8" x 4'11" (2.97 x 1.52)

Accessed from second floor corridor. Doors to all rooms and to built-in utility closet which houses the pressurised hot water system. There is also space and plumbing for washing machine.

LIVING DINING KITCHEN

19'8" x 10'5" (6.01 x 3.2)

The kitchen area comprises a newly fitted high quality range of wall and base units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in SMEG electric oven, hob and there is a concealed extractor hood above, integrated fridge, freezer and dishwasher. Wall mounted electric heater and to the living area there is an exposed brick feature wall inset with a near full height double glazed window.

BEDROOM RECESS

4'8" x 4'8" (1.43 x 1.43)

Ideal for a dressing area or providing space for wardrobes.

BEDROOM

11'6" x 8'3" (3.52 x 2.52)

Electric heater, exposed original brick feature wall with near full height double glazed window enjoying views over the canal.

BATHROOM

7'9" x 5'6" (2.38 x 1.68)

Incorporating a newly fitted Villeroy and Boch three piece suite comprising bathtub with thermostatically controlled shower and screen over, low flush WC with concealed cistern and wash hand basin with vanity unit with additional shelving, mirror and storage with inset lighting over. Tiling to walls, heated towel rail.

OUTSIDE

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

DIRECTIONS

From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, turn right and head into Sandiacre. Proceed over the motorway bridge and descend the road to the traffic light crossroads. Continue straight over, turning first left onto Bridge Street where the mill can be found on the left hand side. Ref: 8045PS

AGENT'S NOTE

Leasehold information : tenure leasehold, 250 year term from 1st January 2006 - ground rent £275 per annum - current service charge from 25th March 2023 to 20th September 2023 (6 months) £1029.



FLOOR PLAN



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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		66
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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