



**Robert Ellis**  
ESTATE AGENTS



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

A TWO DOUBLE BEDROOM FIRST FLOOR  
APARTMENT

**£150,000 Leasehold**



Robert Ellis are pleased to offer for sale this two double bedroom first floor apartment located within this landmark Grade II listed former Victorian lace mill.

This stylish apartment retains part of the original character and heritage of the building and has been recently and fully refurbished to an extremely high standard with features including an open plan living/dining kitchen with high quality units with integrated Smeg appliances and a useful walk-in store cupboard.

The master bedroom boasts a Villeroy and Bosch en-suite shower room and the main bathroom is finished with the same luxury specification.

Situated within the heart of Sandiacre and adjacent to Erewash Canal and forms part of the Nutbrook Trail from the Trent Lock in Sawley leading through to Shipley Park further into Derbyshire. This attractive foot and cycle way leads to many destinations including Attenborough Nature Reserve, Beeston and Nottingham.

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 also further amenities in the nearby towns of Long Eaton and Stapleford and for those looking to commute, approximately ½ mile away can be found J25 of the M1 motorway as well as the A52 linking Nottingham and Derby. East Midlands Airport is approximately 20 minutes drive away.

The property benefits from a designated parking bay within the secure courtyard. There is a good amount of security with an app linking to the vehicle and pedestrian gates as well as the entrance lobby where there is an attractive staircase and recently installed lift.

Originally built in 1888, this former mill was converted into 104 luxury apartments in 2006 and had a renovation project in 2023, both externally and internally following a fire in 2020 and complies with all the latest safety regulations.

The property will suit owner occupiers as well as long term buy to let investors, the property was currently let at a rental of £1,095 pcm. We recommend an early internal viewing to fully appreciate the accommodation.



### Entrance Hall

Accessed from the first floor corridor with doors to all rooms and built-in utility closet.

### Utility Closet

Housing the pressurised hot water system with plumbing and space for washing machine.

### Living/Dining Kitchen

22'11" x 14'0" to 16'10" approx (7m x 4.28m to 5.14m approx)

The kitchen area comprises a recently re-fitted high quality range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in Smeg electric oven, hob and concealed extractor hood over. Integrated fridge freezer and dishwasher. Two wall mounted electric heaters and exposed brick feature wall with inset near full height double glazed window.

### Walk-in Store

5'9" x 4'1" approx (1.77m x 1.27m approx)

With light.

### Bedroom 1

18'5" x 8'1" approx (5.63m x 2.47m approx)

Wall mounted electric heater, exposed brick feature wall with near full height double glazed window. Door to:

### En-Suite

11'9" x 3'5" approx (3.6m x 1.05m approx)

Incorporating a Villeroy and Bosch three piece suite comprising wash hand basin, low flush w.c. with concealed cistern and walk-in shower enclosure. Fully tiled walls and floor, inset bathroom cabinet with mirror and light. Heated towel rail.

### Bedroom 2

14'3" x 8'5" approx (4.35m x 2.57m approx)

Wall mounted electric heater, exposed brick feature wall with inset near full height double glazed window.

### Bathroom

7'9" x 5'8" approx (2.37m x 1.73m approx)

Incorporating a modern and contemporary Villeroy and Bosch three piece suite comprising wall mounted wash

hand basin, floating low flush w.c. with concealed cistern and tiled in bath with thermostatic controlled shower and screen over. Tiling to walls, tiled floor, inset bathroom cabinet with shelving, mirror and light. 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/J25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the Risley traffic light crossroads turn right and head into Sandiacre. Proceed over the motorway bridge and descent the road to the traffic light crossroads. Continue straight over turning left onto Bridge Street where the mill can be found on the left hand side.

### Council Tax

Erewash Borough Council Band B

### Agents Notes

The property is leasehold with a 250 year lease which commenced 1.1.06 (231 years remaining). Ground rent of £402 p.a., current service charge approx £4,600 p.a. recently paid by the owner.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Independent electric heaters

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Not available

Phone Signal – Not available

Sewage – Mains supply

Flood Risk – Rivers low, service water high

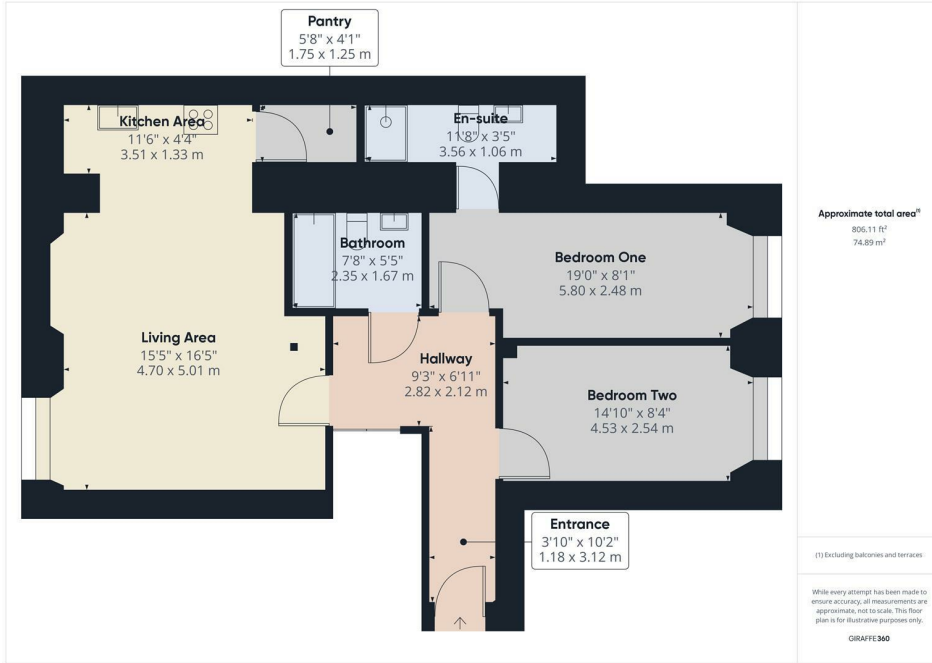
Coastal erosion - No

Non-Standard Construction – No

Any Legal Restrictions – The building is Grade II listed

Other Material Issues – The building is Grade II listed





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 84        |
| (81-91) B   |  | 69                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (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 |           |
| 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 |  |                         |           |
| <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.