



£150,000

Springfield Mill, Nottingham NG10 5QD

Apartment | 2 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Bespoke Italian kitchen with Smeg appliances
- Stunning open-plan living with high ceilings
- Exposed brick walls in bedrooms & living area
- High specification bathroom with Villeroy and Boch suite
- Bedroom one with stylish en-suite
- No upward chain
- Beautiful period building
- Lovely canal views
- Fantastic range of amenities & easy access to the M1
- Must be viewed!!

Property Description

****GUIDE PRICE OF £150,000 - £155,000**** SUPERB PROPERTY as either a wonderful home or as an investment opportunity. ****** Tenant in situ until May 2024 and currently achieving £1095/ calendar month****** NO UPWARD CHAIN

Main Particulars

****GUIDE PRICE OF £150,000 - £155,000**** SUPERB PROPERTY as either a wonderful home or as an investment opportunity. ****** Tenant in situ until May 2024 and currently achieving £1095/ calendar month****** Derbyshire Properties are delighted to present this truly beautiful two double bedroom apartment that has been completely refurbished throughout offering a wealth of character features to include exposed walls and original windows. Briefly comprising of a fantastic open plan living space offering elevated canal views with fully equipped/integrated kitchen, modern bathroom, 2 double bedrooms; one with en-suite and spacious entrance hall. Outside the property also benefits from one allocated parking space.

Spacious Entrance Hall

Entrance - 1.18m x 3.12m (3' 10" x 10' 3") & hallway - 2.12m x 2.82m (6' 11" x 9' 3") The main building has a video entry into the accommodation. The entrance hallway in the apartment has been newly carpeted, with wall mounted electrical panel heater, spotlighting and internal doors accessing all rooms with useful storage cupboard.

Open plan living space

Living Area - 4.70m x 5.01m (15' 5" x 16' 5") entered via the entrance hallway into this superb open-plan room with wood floor covering, electrical panel heating and a superb exposed brick feature wall with original window to the rear elevation offering elevated views of the surrounding countryside and canal.

Kitchen Area - 1.33m x 3.51m (4' 4" x 11' 6") with a continuation of the wood floor covering from the living area, wall mounted electrical panel heater, superbly appointed kitchen comprising of a range of matching wall and base mounted modern units with flat edged worksurfaces incorporating a circular stainless steel sink, drainer unit with mixer taps and undercounter lighting. Integrated Smeg fridge/freezer and dishwasher. Smeg oven, induction hob and extractor fan. Internal door leading to a very useful pantry/storeroom, also with wood floor covering.

Bedroom One

2.48m x 5.80m (8' 2" x 19' 0") this beautiful master bedroom has an original feature window to the rear elevation with original exposed brick surround and stone lintel. Wall mounted electrical panel heater, TV point, space for bedroom furniture and internal door accessing the ensuite shower facility.

En-suite Shower Room

1.06m x 3.56m (3' 6" x 11' 8") again beautifully appointed is the three-piece shower suite to include a encased WC with integrated flush system, wall mounted washhand basin and a sizable shower enclosure with mains, fed shower and attachment over. Fully tiled walls and floor, extractor fan and spotlighting to ceiling, wall mounted chrome heated towel rail and feature built-in display cabinet with lighting and mirrored frontage.

Bedroom Two

2.54m x 4.53m (8' 4" x 14' 10") with original picture window to the rear elevation with stunning exposed brick surround and stone lintel, wall mounted electrical panel

heater, TV point and space for bedroom furniture

Bathroom

1.67m x 2.35m (5' 6" x 7' 9") this stunning bathroom suite comprises of a tiled panelled bath with mains fed shower and attachment over with complimentary glass screen, encased WC with integrated flush system, mounted wash hand basin with inbuilt display cabinet with mirror and lighting over. Fully tiled walls and floor, wall mounted chrome heated towel rail. Spotlight an extractor fan to ceiling.

Outside

The accommodation spans both sides of the building enjoying views of the canal and the street, benefiting from a parking space with security gate. In the immediate vicinity there is a Michelin star restaurant on the same street, a range of amenities within easy walking distance including a supermarket, cafes, restaurants, hairdressers, barbers, Doctors, local shops. Very easy access of the M1 junction 25.

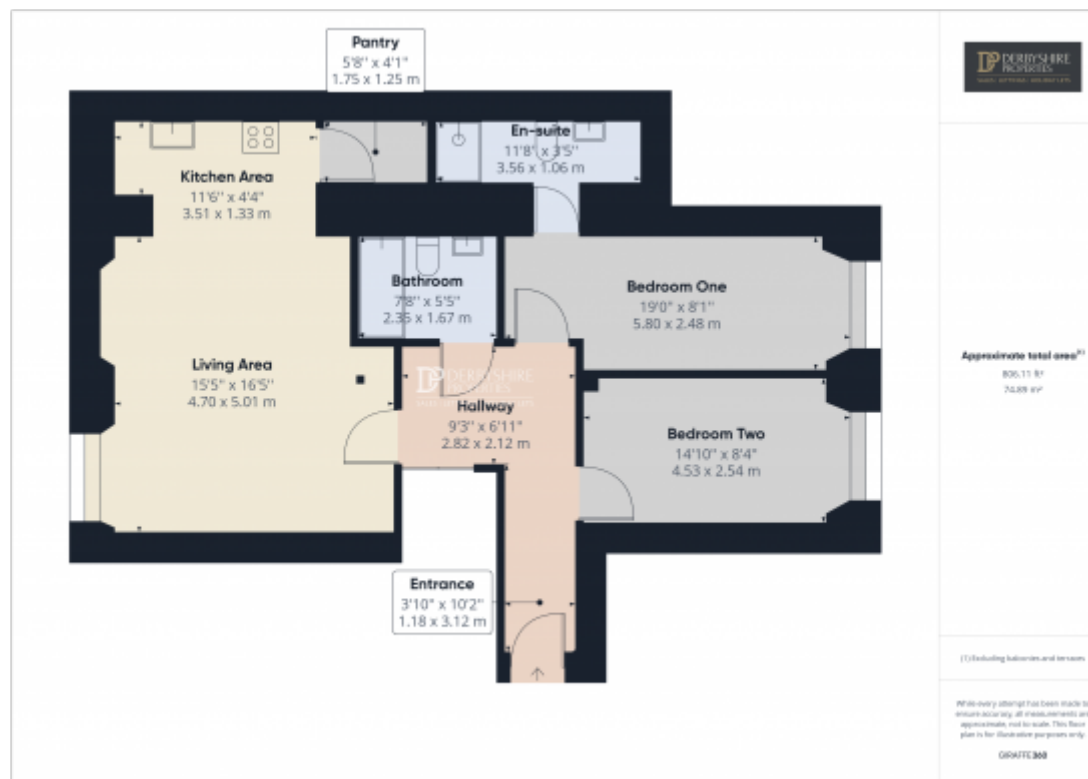
Additional Information

The accommodation is leasehold with a lease until 2255, a service charge of approximately £2300 twice a year and the annual ground rent is £402. The property benefits from a zoned sprinkler system and build warranty until May 2024.

Disclaimer

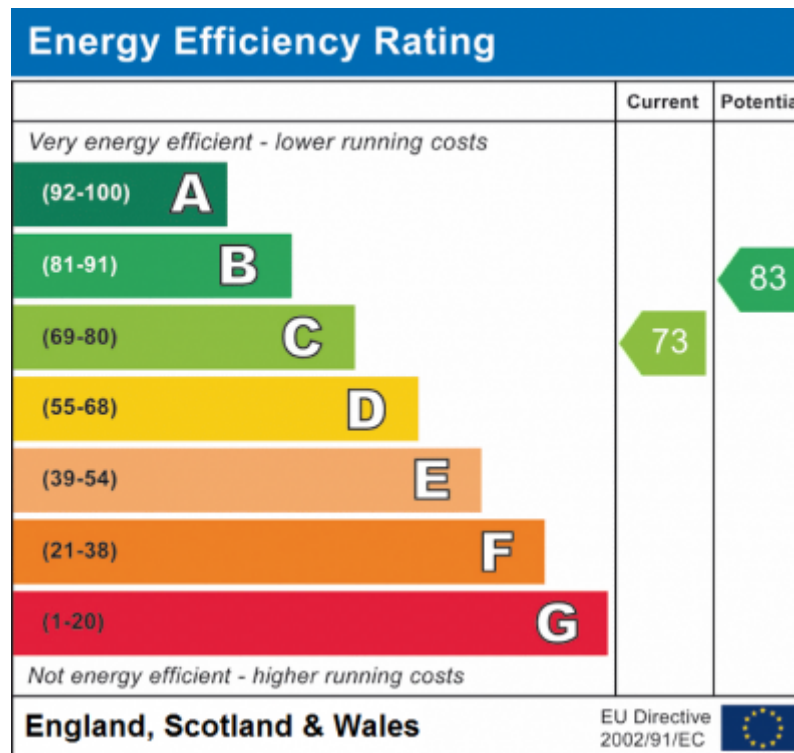
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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