

# HoldenCopley

PREPARE TO BE MOVED

The Old Bank, Station Road, Draycott, Derbyshire DE72 3PB

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Guide Price £150,000 - £160,000

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### DECEPTIVELY SPACIOUS TWO-STOREY APARTMENT...

This beautifully well presented two-bedroom duplex apartment offers far more space than first meets the eye and must be viewed to be fully appreciated. Set across two floors, the layout is both generous and versatile – ideal for investors, first-time buyers, or those looking to downsize without compromising on room. Tucked away for added privacy, this deceptively large apartment is currently tenanted, offering immediate rental income potential. However, it can also be sold with vacant possession, making it a smart and flexible purchase option.

Conveniently located close to a wide range of amenities – including Elvaston Castle Country Park, local shops, and excellent transport links on the main Nottingham-Derby commuter route – this property combines comfort with superb connectivity. On the first floor, you'll find a bright and spacious living room, ideal for relaxing or entertaining, alongside a modern fitted kitchen with ample storage. A three-piece bathroom and generously sized double bedroom complete this level. The second floor reveals a surprisingly large additional double bedroom with its own ensuite, making it perfect for sharers, guests, or a peaceful master suite. The two-storey layout enhances privacy and flexibility, catering equally to professional tenants, small families, or multi-generational living. Additional features include excellent storage throughout, full access to the cellar, and no service charges, offering real value for money. With its generous proportions, smart layout, and strong rental prospects, this is an exceptional property that truly feels like a house – not a flat. Early viewing is essential to appreciate the scale and potential of this hidden gem.





- Two-Storey Apartment
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- En-Suite
- Tenant In Situ
- Cellar For Additional Storage Space
- Gross Rental Yield Of Approx 5.2%
- Investment Opportunity





GROUND FLOOR

Entrance

8'4" x 4'7" (max) (2.55m x 1.40m (max))  
The entrance has carpeted flooring and stairs, an electric heater, partially tiled walls, two UPVC double-glazed windows to the front and side elevation and a single UPVC door providing access to the first floor.

FIRST FLOOR

Landing

16'5" x 8'8" (max) (5.01m x 2.65m (max))  
The landing has carpeted flooring and stairs, an electric heater, a large airing cupboard for additional storage, a wall-mounted intercom system and provides access to the first floor accommodation.

Living Room

17'11" x 12'2" (max) (5.47m x 3.71m (max))  
The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, two electric heaters and an electric feature fireplace.

Kitchen

10'2" x 8'8" (3.12m x 2.65m )  
The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor fan, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, a fridge, tiled flooring, partially tiled walls, recessed spotlights and a single-glazed wooden fire safety window to the side elevation.

Bathroom

8'7" x 5'8" (2.64m x 1.73m )  
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, tiled flooring and walls, a heated towel rail, an extractor fan and a UPVC double-glazed window to the side elevation.

Bedroom Two

17'9" x 9'11" (max) (5.43m x 3.04m (max))  
The second bedroom has two velux windows, carpeted flooring and an electric heater.

SECOND FLOOR

Landing

12'9" x 2'11" (3.89m x 0.89m )  
The landing has carpeted flooring, a velux window and provides access to the second floor accommodation.

Master Bedroom

16'4" x 14'6" (max) (5.00m x 4.43m (max))  
The main bedroom has two velux windows, carpeted flooring, an electric heater, eaves storage, a built-in cupboard and direct access to the en-suite.

En-Suite

8'8" x 3'10" (2.65m x 1.18m )  
The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with an electric shower, tiled flooring and walls, a heated towel rail, an extractor fan and a velux window.

BASEMENT LEVEL

Cellar

8'9" x 7'4" (2.67m x 2.26m )  
The cellar provides additional storage space.

OUTSIDE

To the front opposite the property on Elvaston Street there is unlimited on street parking.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Electric Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach

Broadband Speed - Ultrafast- 1139 Mbps (Highest available download speed)  
104 Mbps (Highest available upload speed)  
Phone Signal – Some 3G, 4G & 5G available  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Low risk of flooding  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

This flat will be sold as a leasehold and will own a long-term lease of 999 years. Any mortgage lender will secure their loan by taking a charge (legal claim) over this leasehold interest.

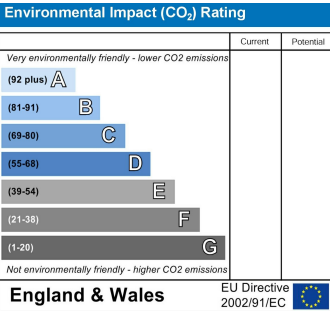
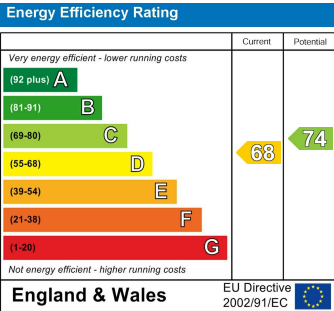
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Leasehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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