

Robert Ellis

look no further...



Town End Road,
Draycott, Derbyshire
DE72 3PW

£109,950 Leasehold

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@robertellisea



A ONE DOUBLE BEDROOM THIRD FLOOR APARTMENT FOUND WITHIN A MILL CONVERSION

Robert Ellis are extremely pleased to bring to the market this self contained single double bedroom apartment found within a Grade II listed Victorian mill building. The development offers fully refurbished accommodation to a high standard at a competitive price and ready for immediate occupation, making it an ideal buy to let investment opportunity or first time buy purchase. Occupying a delightful position at the heart of the continually popular village of Draycott, the property is within easy walking distance of local shops, amenities and schooling, with numerous leisure walks and countryside close at hand. Quite simply superb with SECURE GATED COMMUNAL PARKING AREA with keypad access, the building also benefits from a LIFT to all floors, and feature stone spiral communal stairway.

The accommodation further benefits from quality fittings and décor throughout as well as electric heating and in brief the accommodation comprises entrance hallway, open plan living/dining kitchen, bathroom and good size double bedroom.

Found equidistant from both Nottingham and Derby alike, the property offers contemporary living, being easily accessible to the M1, A52, A50 and beyond, whilst enjoying a historic setting and village location. An exterior glance will not suffice - only an internal viewing will unveil this fabulous property



Entrance Hallway

With secure entry door to the front and communal entry system, internal panelled doors to storage cupboard with wall mounted electrical consumer unit, recessed spotlights to the ceiling, wall mounted electric heating panel and hard wired smoke alarm.

L-shaped Living/Dining Kitchen

20'10 max x 18'3 max approx (6.35m max x 5.56m max approx)

This 'L'-shaped open plan living/dining kitchen benefits from having a range of contemporary wall and base units incorporating roll edged laminate work surface over, stainless steel sink with mixer tap, integral fridge freezer, washing machine and 'Whirlpool' oven, four ring ceramic hob with stainless steel extractor hood over, recessed spotlights to the ceiling, carpet to the living and dining areas and linoleum flooring to the kitchen area, ceiling light point, wall mounted electric heating panels, two original glazed windows to the front, original exposed beam and original exposed brickwork.

Bedroom 1

14'5 x 8'9 approx (4.39m x 2.67m approx)

With original window to the front, feature exposed brick wall, recessed spotlights to the ceiling with wall mounted electric heating panel.

Bathroom

10' x 6'6 approx (3.05m x 1.98m approx)

A modern white three piece suite comprising panelled bath with mains fed shower over, semi recessed vanity wash hand basin with storage cupboard above and low flush w.c., chrome heated towel rail, recessed spotlights to the ceiling and extractor fan.

Agents Notes

There is an annual service charge of £1655 collected in half yearly installments on 1st January

and 1st July. There is a ground rent of £250 p.a. collected half yearly. The lease term is 250 years from 2004. All lease and ground rent to be verified by purchasers solicitors.

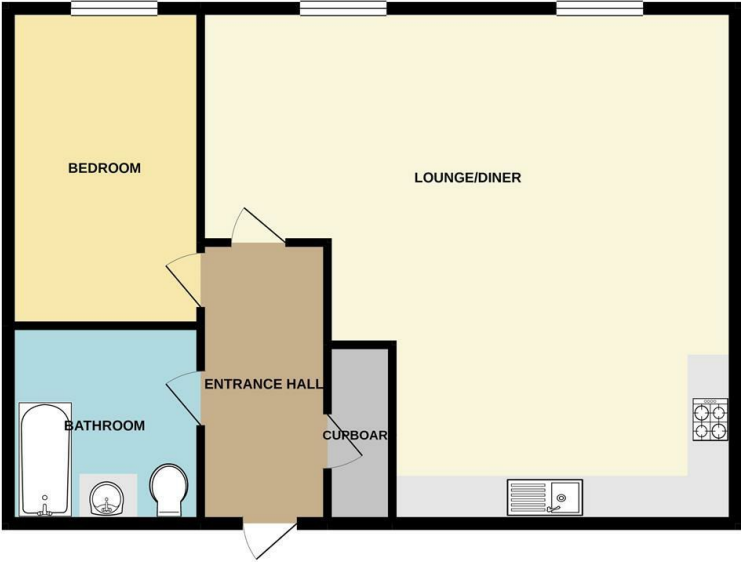
Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston into Draycott. The mill building can be found just after the second turning on the right hand side with access to the car park being off Town End Road. The communal entrance is sign posted through the car park.

6322AMNM



GROUND FLOOR
777 sq.ft. (72.1 sq.m.) approx.



135 VICTORIA MILL, DRAYCOTT
TOTAL FLOOR AREA: 777 sq.ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. The services, systems and appliances shown 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		
(81-91) B		
(69-80) C		
(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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