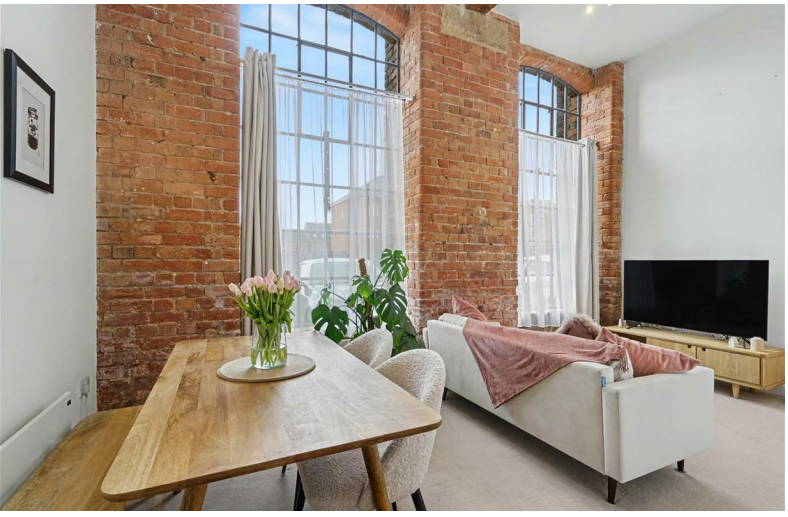
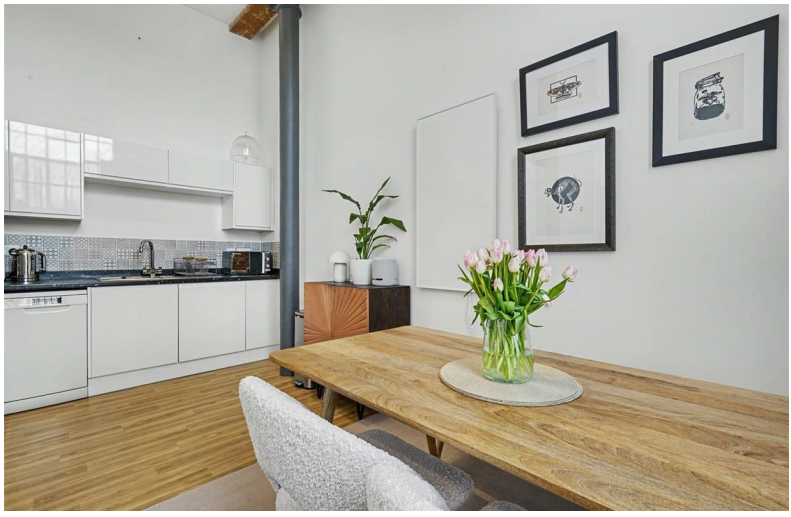
Robert Ellis

look no further...





Town End Road,
Draycott, Derbyshire
DE72 3PW

Price Guide £130-140,000

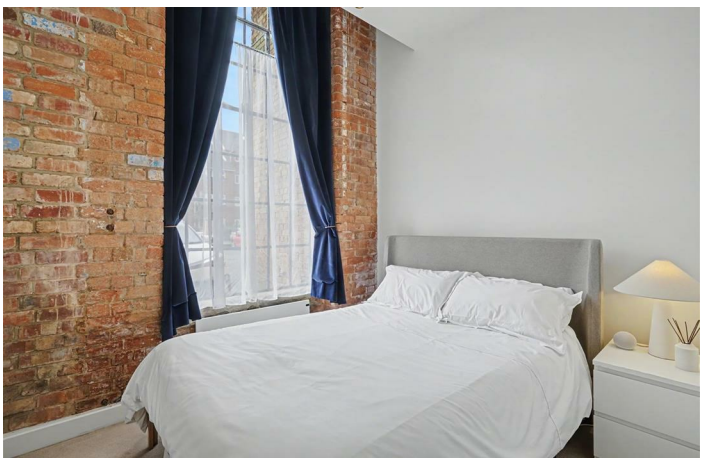
Leasehold

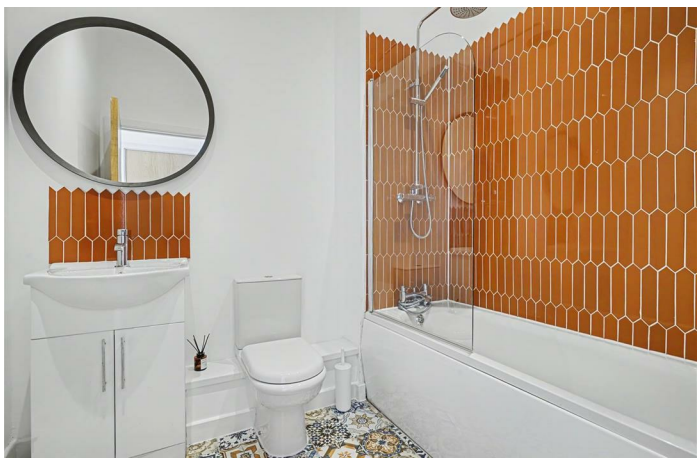
A FINE EXAMPLE OF A TWO BEDROOM GROUND FLOOR APARTMENT IN THE CONVERTED VICTORIAN MILL DEVELOPMENT IN DRAYCOTT.

Robert Ellis are delighted to bring to the market this lovely apartment that is well presented throughout and will appeal to first time buyers, downsizers and investors. This is a gated development with an intercom system providing access into this wonderful building.

The apartment is located on the ground floor with the entrance door opening into the inner hallway. The open plan living, dining and kitchen area is a great feature to the property and would be ideal for modern living and entertaining. The kitchen is well equipped with integrated appliances and there are two large floor to ceiling windows which promote light into this great living space. There are two bedrooms, both are double in size and the master bedroom has an en suite bathroom. There is a modern fitted shower room located off the inner hallway. The apartment has an allocated parking space for one vehicle.

Draycott village has a number of local shops with Co-op stores being found in the nearby villages of Borrowash and Breaston with Tesco and Asda superstores and other retail outlets at Long Eaton, an Asda at Spondon and a Sainsbury's and Costco at Pride Park. There are schools for older children in Sandiacre and Long Eaton, healthcare and sports facilities which include several local golf courses, walks around the surrounding countryside including Church Wilne and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Communal Entrance
Entry buzzer system, door to:

Inner Hall
Wood effect laminate flooring, wall mounted electric heater, ceiling spotlights, storage cupboard and cupboard housing the hot water cylinder. Doors to:

Open Plan Living/Dining Kitchen
17'5" x 8'0" approx (5.31m x 2.45m approx)
Exposed brick wall, two leaded windows to the front, wall mounted electric heater, open to:

Kitchen Area
8'10" x 7'10" approx (2.7m x 2.41m approx)
Ceiling spotlights, high gloss wall, base and drawer units with laminate work surface over and matching upstand, tiled splashback, stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, gas hob and tiled splashback, stainless steel extractor hood, plumbing and space for a slim-line dishwasher, integrated fridge/freezer, integrated washer/dryer, wood effect vinyl flooring.

Bedroom 1
8'3" x 9'8" approx (2.54m x 2.96m approx)
Exposed brick feature wall, leaded window to the front, ceiling spotlights, storage cupboard with rails and wall mounted electric heater.

En-Suite Bathroom
7'8" x 6'3" approx (2.35m x 1.92m approx)
Three piece white suite comprising of a vanity wash hand basin with chrome mixer tap, tiled splashback, low flush w.c., bath with mains fed shower over having a rainwater shower head and hand held shower, glazed screen and tiled splashback, electric heated towel rail, tiled floor.

Bedroom 2
8'1" x 8'9" approx (2.47m x 2.68m approx)
Ceiling spotlights, exposed feature brick wall, leaded window to the front, wall mounted electric heater.

Shower Room
9'3" x 4'0" approx (2.82m x 1.23m approx)
White suite comprising of a vanity wash hand basin with chrome mixer tap and tiled splashback, low flush w.c., shower enclosure with mains fed shower, aqua board splashbacks, ceiling spotlights, extractor fan and electric chrome towel rail.

Outside
There is parking for one vehicle.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and over the railway line 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 of Town End Road with the communal entrance being signposted through the car park.
9222MH

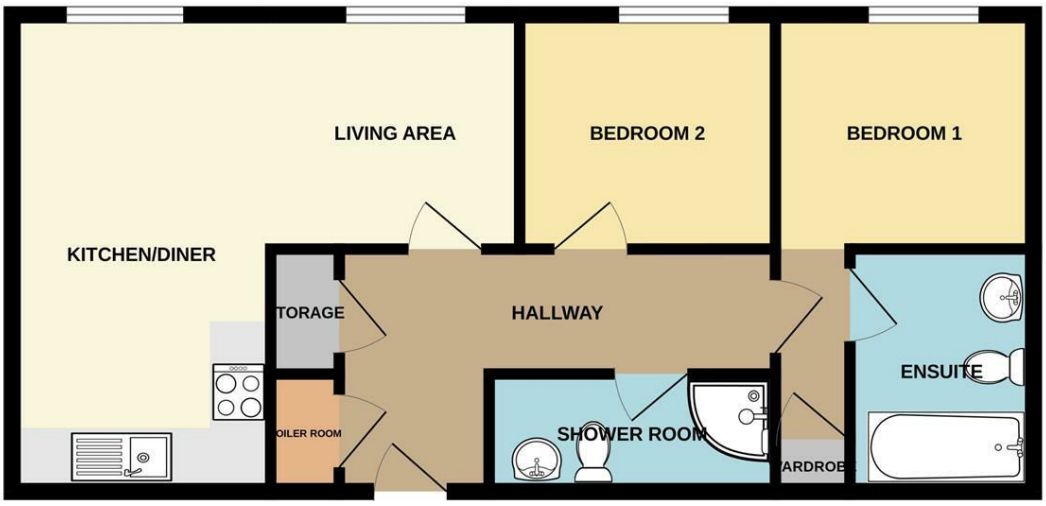
Council Tax
Erewash Borough Council Band B

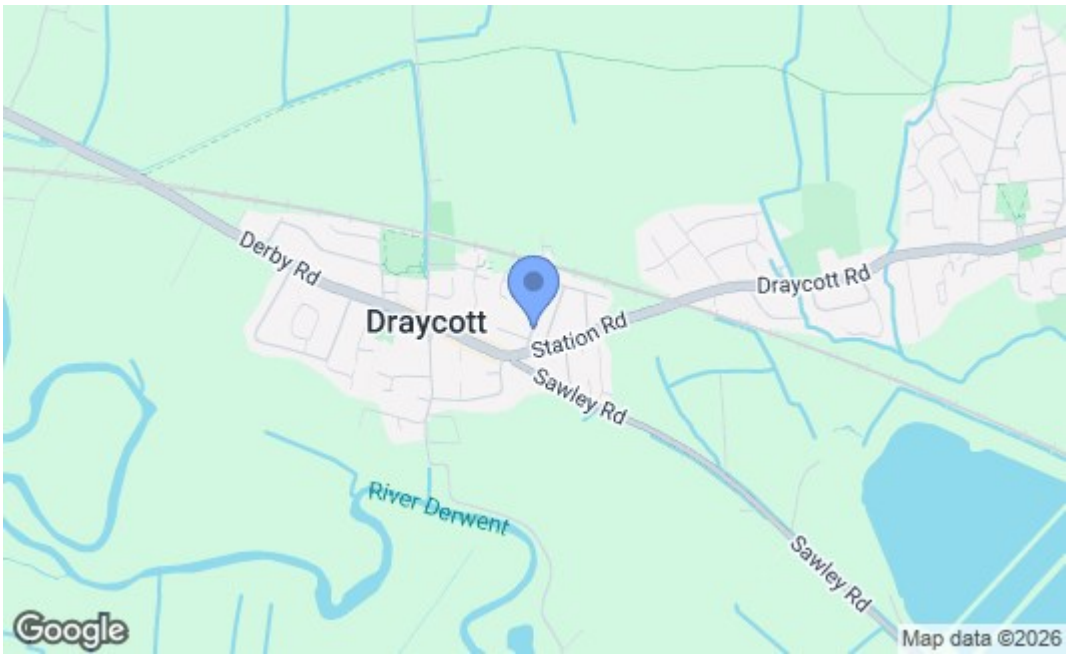
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 21mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, Vodafone, 02
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

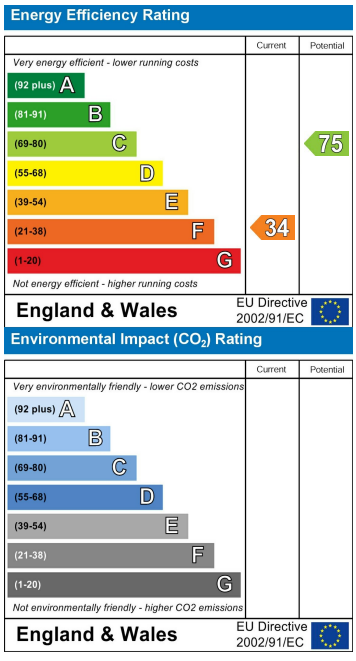
Agents Notes
The property is leasehold with a 250 year lease which commenced 1.1.04

Robert Ellis
ESTATE AGENTS

GROUND FLOOR







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818