Robert Ellis

look no further...

Cowslip Meadow,
Draycott, Derbyshire
DE72 3XE

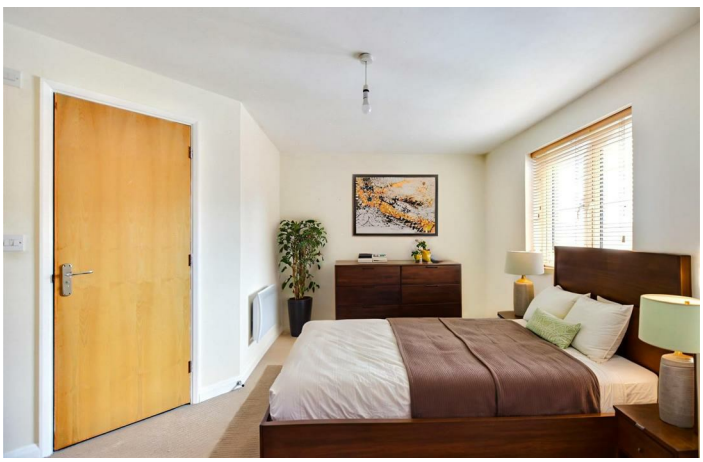
O/O £115,000 Leasehold

THIS IS A SECOND FLOOR TWO DOUBLE BEDROOM APARTMENT WHICH CAN EITHER BE PURCHASED AS A 50% SHARED OWNERSHIP PROPERTY, OR PURCHASED OUTRIGHT WITH 100% OWNERSHIP.

Being situated within the Cowslip Meadow development, this two bedroom apartment offers an ideal home for somebody looking for a property to purchase as a first time home or somebody looking for a home which is easily maintained and can be left while they travel or could be purchased to rent. The property is being sold with the benefit of NO UPWRAD CHAIN and for the size and layout of the accommodation to be appreciated, we recommend interested parties take a full inspection so they can see all that is included in the property for themselves. The property is situated close to the heart of this popular village location where there are a number of local amenities and facilities with others being found in the nearby villages of Breaston and Borrowash and in Long Eaton which is only a short drive away.

The property is part of a purpose built development of similar apartments and being on the second floor is accessed via staircases and from the landing the front door takes you into the apartment where there is a hallway with two built-in cupboards off, the lounge has French double opening, double glazed doors and a Juliette balcony, the kitchen is fitted with wall and base units and has integrated cooking appliances, there are two double bedrooms with the main bedroom having an en-suite shower room/w.c. and there is a bathroom. Outside there is designated and visitor parking at the rear of the building and communal gardens which are maintained by the management company.

Draycott has a number of local shops and schools for younger children with further shopping facilities being found at Breaston and Borrowash where there are Co-op convenience stores, Long Eaton is only a short drive away where there is are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links including J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



Entrance Hall
The main entrance hall to the block of apartments is entered through a secured remotely operated front door and there are two flights of stairs taking you to the second floor landing where the front door to the apartment provides access.

Reception Hall
The reception hall has a built-in cupboard which houses the electric consumer unit, wall mounted heater and an airing/storage cupboard which houses the hot water tank.

Lounge
14' x 11'9 approx (4.27m x 3.58m approx)
Double opening, double glazed French doors and a Juliette balcony to the front and a wall mounted heater.

Kitchen
11'9 max x 10'3 approx (3.58m max x 3.12m approx)
The kitchen is fitted with cream finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to two walls and has cupboards, space for an automatic washing machine, oven and drawers below, space for an upright fridge/freezer, matching eye level wall cupboards and a hood over the cooking area, tiled walls to the work surface areas and a double glazed window with a fitted blind.

Bedroom 1
13'2 x 13'2 max approx (4.01m x 4.01m max approx)
Double glazed window with a fitted blind and a wall mounted heater.

En-Suite Shower Room
The en-suite to the main bedroom has a corner shower with a mains flow shower system, tiling to two walls and a glazed door and protective screens, pedestal wash hand basin with mixer tap, tiled splashback and a mirror to the wall above, low flush w.c. and a chrome ladder towel radiator.

Bedroom 2
11'6 x 9'7 approx (3.51m x 2.92m approx)
Double glazed window with a blind and a wall mounted heater.

Bathroom
The main bathroom has a white suite including a panelled bath with a mixer tap and hand rails, tiling to three walls, pedestal wash hand basin with a mixer tap and tiled splashback and a mirror to the wall above, low flush w.c., chrome ladder towel radiator, electric shaver point and an extractor fan.

Outside
There is a designated parking space and visitor parking provided and communal gardens which are maintained by the management company.

Agents Notes
The property is leasehold with a 155 year lease which commenced 1.11.05, There is a ground rent of £180 p.a. and a monthly service charge of £221.91.

There is the option to purchase the property outright or purchase 50% with rent being paid to Riverside Housing Association at a level of £365.26 pcm.

Directions
Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the village of Breaston and into Draycott. Turn right into Town End Road and left onto Cowslip Meadow.
8612AMMP

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 2mbps Superfast 80mbps Ultrafast 10000mbps
Phone Signal – EE, 02, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. 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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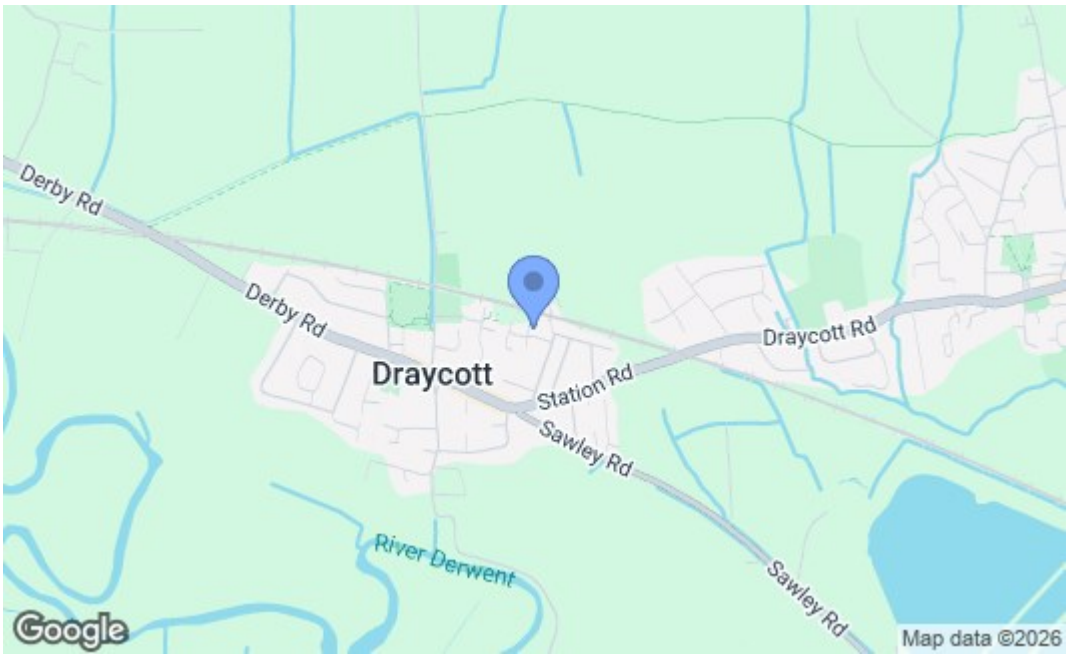

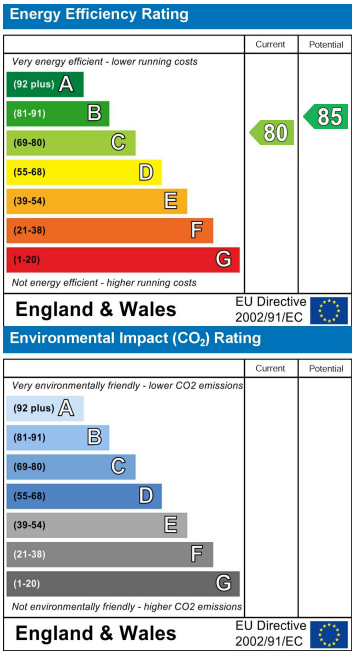

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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