Robert Ellis

look no further...

Town End Road,
Draycott, Derbyshire
DE72 3WH

£159,950 Leasehold

A LOVELY TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT THAT HAS BEEN WELL MAINTAINED BY THE CURRENT OWNER.

This well presented apartment is situated to the side of the building overlooking the fields to the rear and since the building was converted the property has had a new kitchen fitted with built-in appliances approximately two years ago and has also been recently re-decorated. Being positioned in the heart of Draycott, the property is within walking distance of local shops and amenities and schooling with numerous leisure walks and countryside to hand.The property would ideally suit the buy to let investor or a first time buyer.

The property has been recently fitted with neutral carpets and fitted bespoke blackout blinds and in brief the accommodation comprises of an entrance hall, lounge/kitchen area, with the kitchen only being a couple of years old with fitted appliances, two double bedrooms, the master with a large en-suite bathroom and there is a separate shower room. Outside there is a secure gated allocated parking space with key pad access. The building also benefits from a lift to all floors and feature stone spiral communal stairways. An early internal viewing comes highly recommended to fully appreciate the accommodation on offer.

Draycott has a number of local shops and, if required, schools for younger children, there are Co-op convenience stores in the nearby villages of Breaston and Borrowash with further shopping facilities being found at Long Eaton where there are Asda, Tesco and Aldi stores and further shopping facilities are found in Spondon where there is another Asda supermarket and at Pride Park. There are walks in the surrounding picturesque countryside which includes St Chad's and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Park and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Telephone intercom, storage cupboard, laminate floor, spotlights and door to:

Lounge/Kitchen
19'9 x 19'7 approx (6.02m x 5.97m approx)

Kitchen Area
Wall, base and drawer units with Silesstone work surface over, sink and drainer with swan neck mixer tap over, splashbacks, integrated fridge and separate freezer, integrated Bosch five ring induction hob and extractor hood over, integrated Bosch oven and separate microwave/oven, integrated washing machine and dishwasher and wrought iron contemporary light fittings.

Lounge Area
TV and telephone points, windows to the rear.

Bedroom 1
13'6 x 10'6 approx (4.11m x 3.20m approx)
Window to the side, electric storage heater and spotlights.

En-Suite Bathroom
Bath, low flush w.c., wash hand basin with vanity cupboard under, chrome heated towel rail.

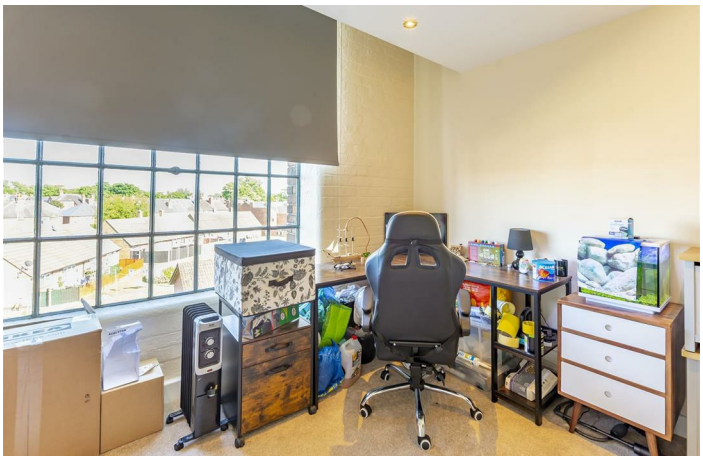
Bedroom 2
10'7 x 9'8 approx (3.23m x 2.95m approx)
Window to the side, spotlights, electric storage heater.

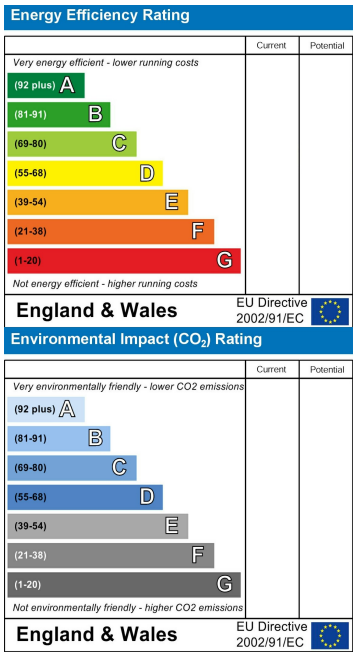
Shower Room
Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with cupboard under, splashbacks, extractor fan, spotlights and chrome heated towel rail.

Outside
There is an allocated parking space.

Agents Notes
The property is leasehold with a 250 year lease which commenced 1st January 2004. 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.

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.





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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