Robert Ellis

look no further...

Town End Road,
Draycott, Derbyshire
DE72 3WH

£149,950 Leasehold

A TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT FOUND WITHIN A MILL CONVERSION AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a self contained two double bedroom apartment found within a Grade II listed Victorian mill building. The apartment sits at the back of the mill and benefits from picturesque views to the rear of the fields beyond. The property would ideally suit the buy to let investor or first time buyer and is within walking distance of local shops and amenities and numerous leisure walks and countryside close to hand. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property has a secure gated communal parking area with key pad access. The building also benefits from a lift to all floors and in brief comprises of a spacious entrance hall, open plan lounge with views to the fields into the kitchen with fitted appliances, two double bedrooms, the master with an en-suite bathroom and a separate shower room.

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.

Entrance Hall
Laminate floor, storage heater, storage cupboard housing the boiler, telephone intercom and door to:

Lounge/Kitchen Area
21'8 x 17'9 approx (6.60m x 5.41m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, splashbacks, built-in fridge freezer, integrated oven, electric hob and extractor hood over, built-in washing machine, three windows to the side, two storage heaters, spotlights and TV and telephone points.

Bedroom 1
10'6 x 10'1 approx (3.20m x 3.07m approx)
Spotlights, TV point, storage heater and door to:

En-Suite Bathroom
Panelled bath, low flush w.c., wash hand basin with vanity cupboard under, splashbacks, window to the side, spotlights, extractor fan and chrome heated towel rail.

Bedroom 2
11'7 x 10'10 approx (3.53m x 3.30m approx)
Window to the side, TV point and storage heater.

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

Outside
There is an allocated parking space for the property.

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.

All the curtains in the property will be included in the sale.

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.
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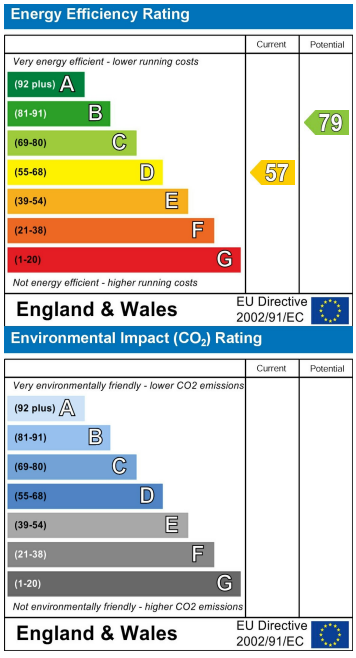

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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