Town End Road,
Draycott, Derbyshire
DE72 3WH

£115,000 Leasehold

THIS IS AN IMMACULATE ONE DOUBLE BEDROOM APARTMENT LOCATED WITHIN THE HISTORIC VICTORIA MILL BUILDING WHICH IS LOCATED IN THE HEART OF DRAYCOTT.

This is a second floor one double bedroom apartment, positioned on the South side of Victoria Mill and therefore has lots of natural light flooding into the main open plan living space and bedroom. The property would ideally suit an owner occupier looking for their first property or someone downsizing from a larger home and looking for a place to live which can be locked and left if they want to travel and be away, or alternatively it is ideal as an investment property which would be easy to rent and produce a good income. The property is approached via one of the main staircases or a lift and when you reach the second floor landing you turn right an the property is then located along the landing on the right hand side. We strongly recommend that interested parties do take a full inspection so they are able to see the size and condition of the apartment for themselves and a viewing will also enable them to see how well the development is managed and run with all the communal areas being well maintained by the management company. Draycott is an award winning village positioned between Nottingham and Derby and therefore is very accessible to both cities as well as other towns in the East Midlands which are connected by the A52 and other main roads with J25 of the M1 also being close by.

Victoria Mill is an iconic building situated in the heart of Draycott village which was originally a lace making factory that was converted some years ago into one or two bedroom apartments. The property we are selling is entered through the front door into a spacious reception hall which has two built-in storage cupboards off and this leads to the main open plan living space which includes an exclusively fitted kitchen area with white handle less wall and base units, the lounge/sitting area and there is also a most useful dining area. There are several features retained from the original building with the full height factory windows running along the side of the apartment, exposed beams and brickwork. There is a double bedroom with a most useful walk-in wardrobe/storage area off and the bathroom has a white suite complete with a shower over the bath position. Outside there is an allocated parking space within the secure car park.

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.

Communal Hallway
The property is approached via a staircase or lift which is positioned in the middle of the Victoria Mill development and once you have gained entry through the main door you take the lift or stairs to the second floor. From the main landing turn right going through an internal door and the apartment can be found on the right.

Reception Hall
You walk into the reception hall area which has recessed lighting, laminate flooring, wall mounted intercom hand set, large built-in airing/storage cupboard with a hot water tank and a further storage cupboard where the electricity consumer unit is housed.

Living/Dining Kitchen
24'2 reducing to 15'5 x 16'8 reducing to 8'6 appro
(7.37m reducing to 4.70m x 5.08m reducing to 2.59m)
This large open plan living space has three original full height South facing windows and the kitchen part of the room is fitted with white gloss handle less wall and base units and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has ranges of cupboards, an integrated washing machine, space and plumbing for a dishwasher, oven and drawers beneath, matching eye level wall cupboards and an integrated upright fridge and freezer with a hood and back plate to the cooking area This large open plan living space includes the original features of the mill building and as well as the three full height windows there are exposed beams and brick work to one wall and an original cast iron column.

This large open plan living space includes a sitting/lounge area and a most useful dining area.

Bedroom
13' reducing to 8'7 x 10'3 approx (3.96m reducing to 2.62m x 3.12m approx)
The double bedroom has a feature full height window to the main wall which also has feature exposed brickwork and recessed lighting to the ceiling.

Walk-in Wardrobe/Storage Area
9'2 x 4'2 approx (2.79m x 1.27m approx)
This useful space off the bedroom has a feature full height window to the south facing wall.

Bathroom
The bathroom has a white suite including a panelled bath wit mixer tap and shower with shower boarding to three walls and a protective screen, low flush w.c. and a hand basin with mixer tap and a double cupboard beneath, heated towel rail, recessed lighting to the ceiling and an X-pelair fan.

Outside
There is an allocated parking space in the main secure car park and this runs along the side of Victoria Mill which has electronically operated entry gates, a pedestrian entrance and there is wrought iron fencing running along the boundaries.

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.
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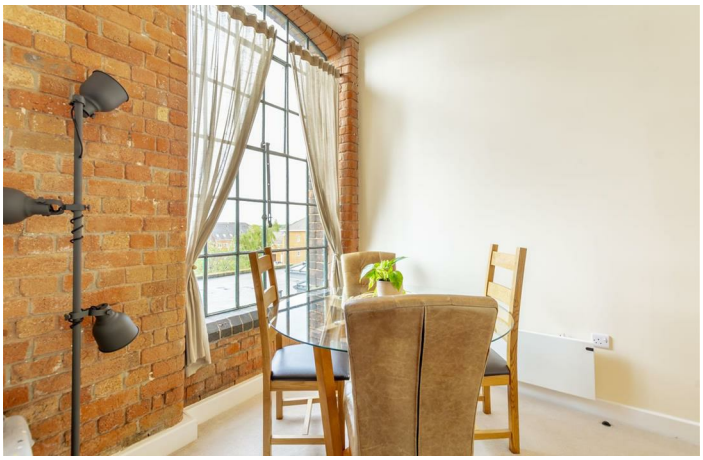

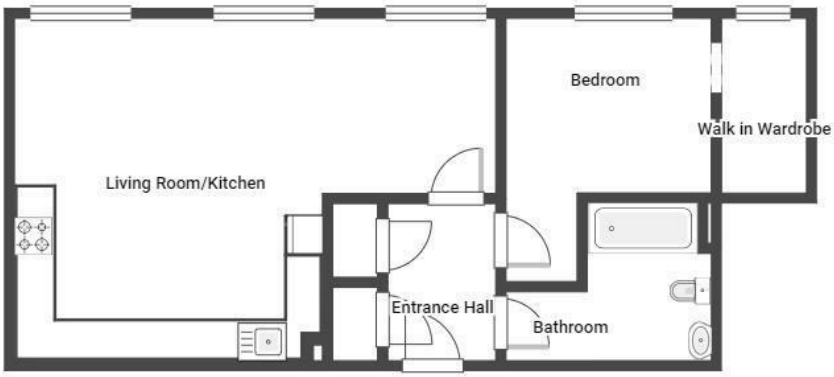

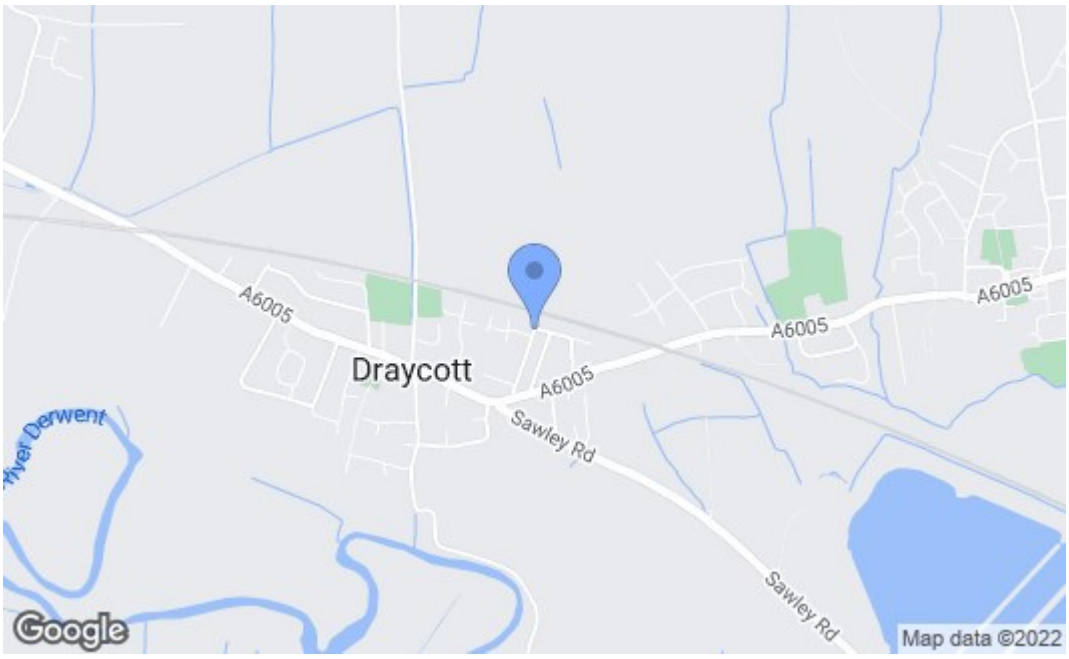

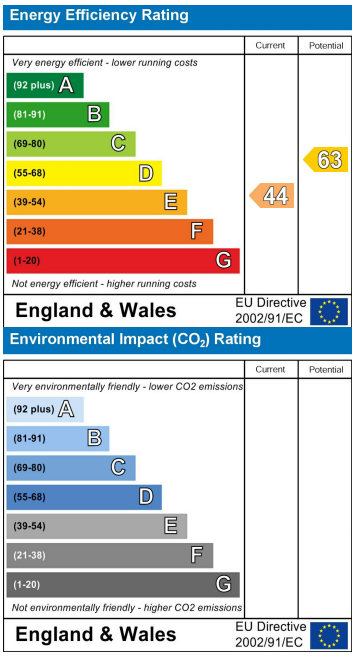

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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