Robert Ellis

look no further. . .







Tudor Court,
Draycott, Derbyshire
DE72 3YQ

O/O £160,000 Leasehold



THIS IS A TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WHICH IS PART OF THE PRESTIGIOUS COPPICE PARK DEVELOPMENT SITUATED BETWEEN DRAYCOTT AND BORROWASH.

This second floor apartment really is a property which will suit a whole range of buyers, from those looking to purchase their first home which is easy to run through to people who are looking for a property which is maintenance free and being on the top floor, offers great views of the grounds in the development. Coppice Park was a development carried out by Miller Homes approximately 20 years ago and it is set in approximately 5 acres of well cared for grounds which include large lawned areas and woodland with the development being entered through electrically operated gates from Gypsy Lane. Coppice Park is well placed for easy access to Nottingham, Derby and other East Midlands towns and cities and to excellent transport links, all of which has helped to make this a very convenient and popular place to live.

The development has an attractive appearance with the apartment we are marketing being positioned on the over passageway which leads through to the courtyard at the rear of the development. Being entered through the front entrance door on the left of the communal hall, the front door to the apartment is on the left hand side of the hall. The property derives the benefits of an efficient heating system and double glazing and the spacious accommodation has been neutrally decorated with wooden flooring throughout the living accommodation. In brief the accommodation includes a reception hall, off which there are two large built-in storage cupboards, the open plan living/dining kitchen which includes the exclusively fitted and equipped kitchen area, two double bedrooms, with the main bedroom having a shower en-suite and a range of built-in wardrobes. There is also the main bathroom positioned off the hall which has a white suite and part tiled walls. Outside there is a designated parking space the apartment and visitor parking and the well cared for gardens and woodland around the development and to the immediate rear of the apartment there is a door leading from the communal hallway to a secluded lawned area which is something of a sun trap which is well placed to be used by the apartment we are selling.

Coppice Park is situated for easy access to the shopping facilities provided by the nearby villages of Borrowash and Breaston and as well as a Co-op store, Borrowash has a Birds Bakery, a well known butchers and a fishmongers. There are Tesco and Asda supermarkets and many other retail outlets found in Long Eaton, an Asda at Spondon and Sainsbury's and Costco at Pride Park. There are walks in the surrounding picturesque countryside which includes St Chad's and Trent Lock and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby as well as good main roads to several East and West Midlands towns and cities.





Communal Entrance
Stairs leading to the second floor, door into:

Entrance Hall
Laminate flooring, storage cupboard, telecom entry system.

Open Plan Living/Dining Kitchen
22'9 x 15'9 approx (6.93m x 4.80m approx)
The kitchen area has matching wall and base units with work surfaces over, four ring induction hob with extractor over, integrated electric oven, space for a fridge freezer, plumbing for a washing machine, ceiling spotlights, linoleum flooring.

The lounge area has a double glazed window to the front, TV point, laminate flooring.

Bedroom 1
10'2 x 9'10 approx (3.10m x 3.00m approx)
Double glazed window to the rear, two built-in wardrobes, electric storage heater, laminate flooring and door to:

En-suite
Single shower cubicle with shower off the mains, low flush w.c., pedestal wash hand basin, electric heater, extractor fan, shaver point.

Bedroom 2
7'3 x 12'10 approx (2.21m x 3.91m approx)
Double glazed window to the front, laminate flooring, electric heater.

Bathroom
Velux window to the front, linoleum flooring, panelled bath with shower off the mixer taps, pedestal wash hand basin, low flush w.c., part tiled walls.

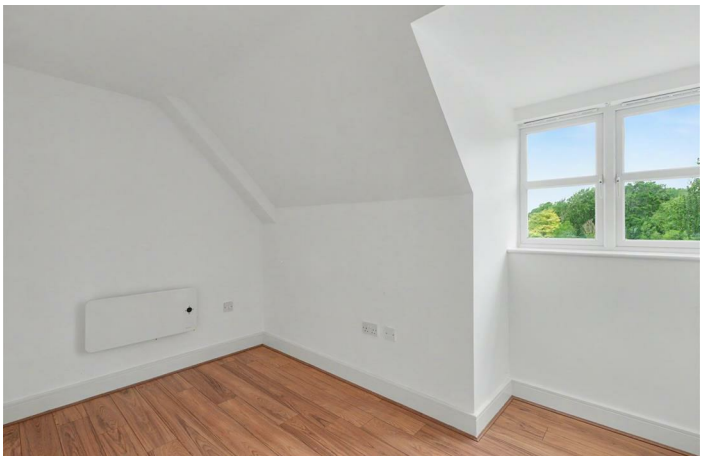
Directions
Proceed out of Long Eaton along Derby Road continuing over the traffic island and through the villages of Breaston and Draycott. After some distance turn right into Gypsy Lane where the development can be found on the right situated behind automatic gates.
9353CO

Agents Notes
The property is leasehold with a 125 year lease which commenced 1.7.06.

There are service charges of £479.68 and £536.90 paid 6 monthly and a payment of £87.50 paid 6 monthly for footpaths and landscaping of shared areas, further details can be obtained from the agent.

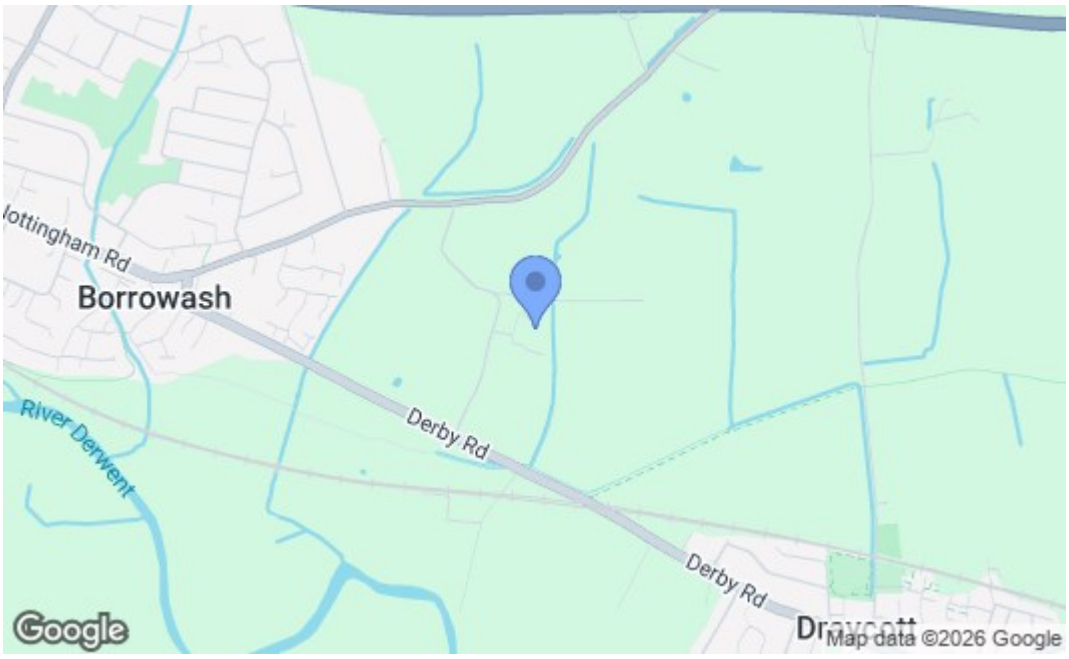
Council Tax
Erewash Borough Council Band B

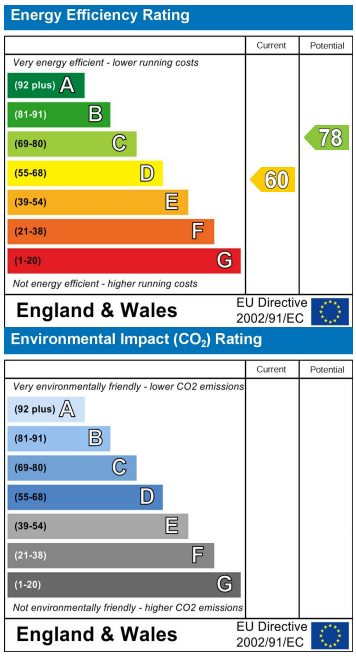
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 26mbps Superfast 1mbps Ultrafast 2000mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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