Robert Ellis

look no further...

Cowslip Meadow,
Draycott, Derbyshire
DE72 3XE

£110,000 Leasehold

A TWO BEDROOM, FIRST FLOOR APARTMENT FOUND IN THIS SOUGHT AFTER VILLAGE LOCATION WITH PARKING, IDEAL FOR A FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to offer to the market this first floor apartment in Draycott. Situated in the popular location of Cowslip Meadow, this apartment is ideal for first time buyer or buy to let investor. Draycott offers a variety of local shops and amenities in addition to be placed well for access to both Nottingham and Derby in addition to East Midlands Airport.

This apartment is positioned on the first floor and offers an allocated parking space and the internal accommodation briefly comprises of a communal landing, entrance hall with storage, light and airy lounge/diner, kitchen with plenty of storage, two double bedrooms and the bathroom.

Draycott village has a number of local shops and other amenities and facilities which include local schools for younger children, if required, there are further shopping facilities found in the nearby villages of Borrowash and Breaston which both have Co-op stores and the supermarkets and retail outlets found in Long Eaton area only a short drive away where there are Asda and Tesco superstores and there is a Sainsbury's at Pride Park which is a short drive down the A52. There are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside which includes Church Wilne and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide easy access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Laminate flooring, wall mounted electric storage heater, storage cupboard, intercom telephone system, ceiling light and doors to:

Kitchen
10'0" x 6'0" approx (3.05m x 1.85m approx)
UPVC double glazed window to the side, stainless steel sink and drainer, wall and base units with roll edged work surface, appliance space, built-in oven and electric hob with extractor fan over, laminate flooring, plumbing for an automatic washing machine and ceiling light.

Lounge Diner
14'10 x 11'10 approx (4.52m x 3.61m approx)
Laminate flooring, UPVC double glazed window to the front, TV point and ceiling light, wall mounted electric storage heater.

Bedroom One
11'3 x 10'3 approx (3.43m x 3.12m approx)
Wall mounted electric storage heater, UPVC double glazed window to the front, ceiling light.

Bedroom Two
10'2 x 6'11 approx (3.10m x 2.11m approx)
UPVC double glazed window to the rear, wall mounted electric storage heater, storage cupboard and ceiling light.

Bathroom
6'8 x 6'5 approx (2.03m x 1.96m approx)
The bathroom has a three piece white suite comprising of panelled bath with glass shower screen to the side, low flush w.c., pedestal wash hand basin, wall mounted chrome towel radiator, UPVC double glazed window to the rear and ceiling light.

Outside
There is an allocated parking space.

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, left onto Cowslip Meadow and the property can be found on the right in the cul-de-sac area.
8934JG

Council Tax
Erewash Borough Council Band B

Agents Notes
This property is held leasehold with a lease of 155 years which commenced on 1st November 2005.

The vendor of this property is related to a Director of Robert Ellis.

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 21mbps Superfast 80mbps Ultrafast 10000mbps
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

GROUND FLOOR

36 COWSLIP MEADOW, DRAYCOTT

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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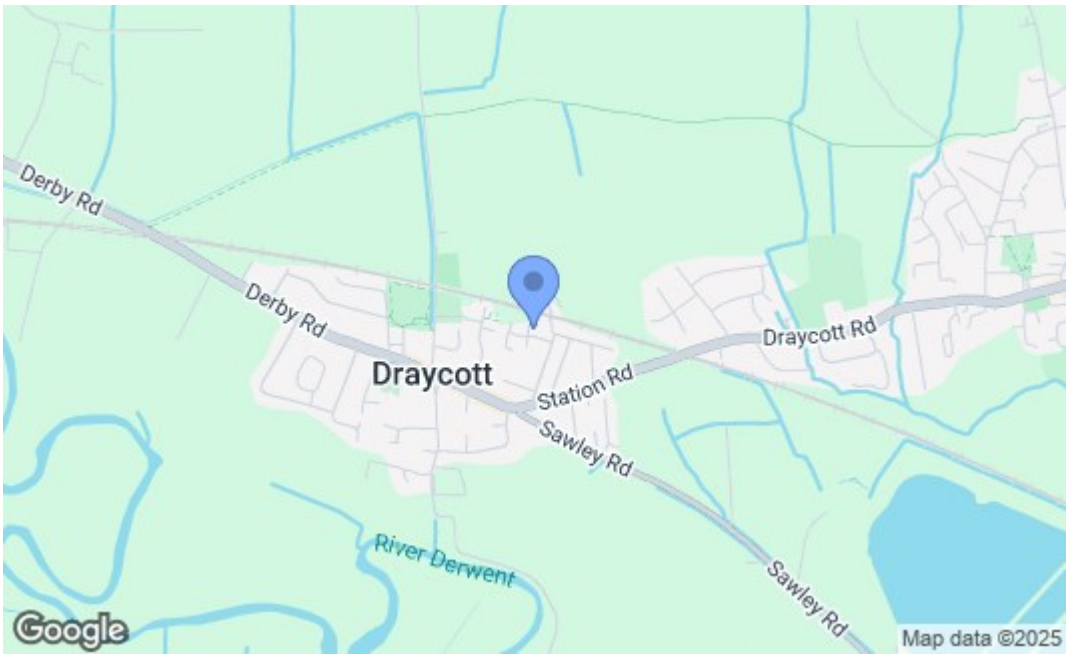

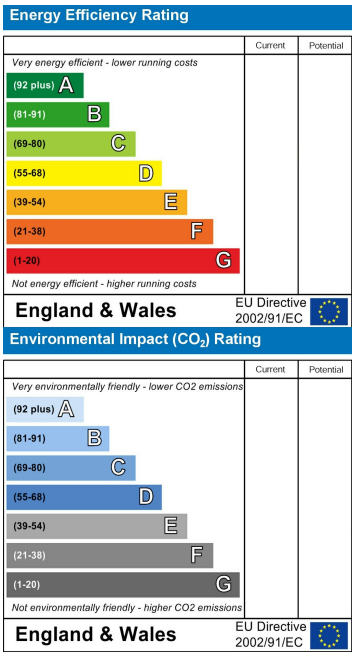

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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