



Town End Road,
Draycott, Derby
DE72 3PW

Price Guide £130-140,000
Leasehold



A STYLISH TWO BEDROOM APARTMENT SET WITHIN THE ICONIC VICTORIA MILL.

Situated within Victoria Mill, a beautifully converted Grade II listed mill building, this impressive two bedroom apartment combines character features with modern living and is presented to a high standard throughout.

The accommodation boasts an eye-catching exposed brick staircase, reflecting the building's industrial heritage, along with the convenience of a lift/elevator. The spacious open plan lounge kitchen diner provides an excellent living and entertaining space, with the modern fitted kitchen benefiting from a range of integrated appliances, including a dishwasher. The master bedroom features an en suite, with a further well-proportioned second bedroom completing the accommodation. The property also benefits from allocated parking and is located in a highly sought-after development. An internal viewing is highly recommended to fully appreciate the quality, style and unique character this apartment has to offer.

Draycott village has a number of local shops with Co-op stores being found in the nearby villages of Borrowash and Breaston with Tesco, Asda, Lidl and Aldi stores 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.



Communal Entrance

Entrance from the car park with a lift and stairs to the floors.

Entrance Hall

Telephone entry system, door to the front, wooden flooring, ceiling downlights, two storage cupboards and cupboard housing the water heater.

Open Plan Living/Dining Kitchen

Living Room

20'8 x 19'5 approx (6.30m x 5.92m approx)

Having high ceilings and two cast iron windows to the front, electric heaters, exposed brick, TV point and open to:

Kitchen

10'6 x 7'9 approx (3.20m x 2.36m approx)

Fitted with matching wall and base units with granite style work surfaces over, stainless steel 1 ½ bowl sink and drainer with mixer tap, integrated electric oven and electric hob with extractor fan over, integrated dishwasher, washing machine and fridge freezer.

Bedroom 1

17'5 max x 9'8 approx (5.31m max x 2.95m approx)

Feature exposed brick, TV point, electric heater and cast iron window to the front. Door to:

En-Suite

Three piece suite comprising of a panelled bath, pedestal wash hand basin and low flush w.c., part tiled walls, shaver point and vinyl flooring.

Bedroom 2

13'8 x 10' approx (4.17m x 3.05m approx)

Cast iron window to the front, electric heater.

Shower Room

White three piece suite comprising of a shower cubicle, wash hand basin, low flush w.c., chrome ladder towel rail, tiled floor and walls.

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.
9096CO

Agents Notes

The service charge is currently £2,400 p.a. with a ground rent of £250 p.a.

Council Tax

Erewash Borough Council B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 21mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

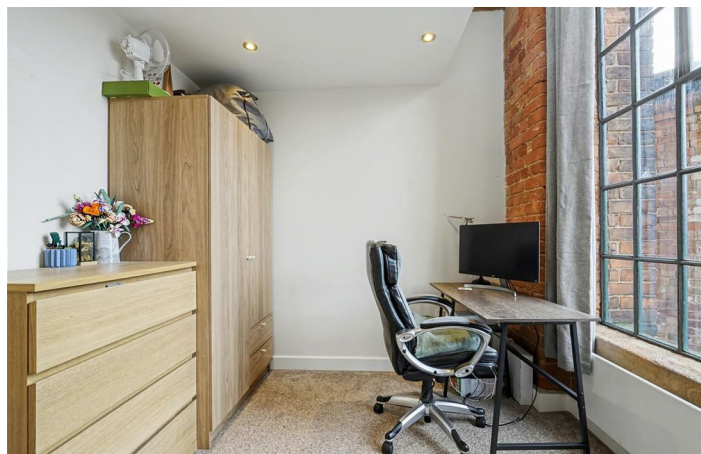
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





1ST FLOOR



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.