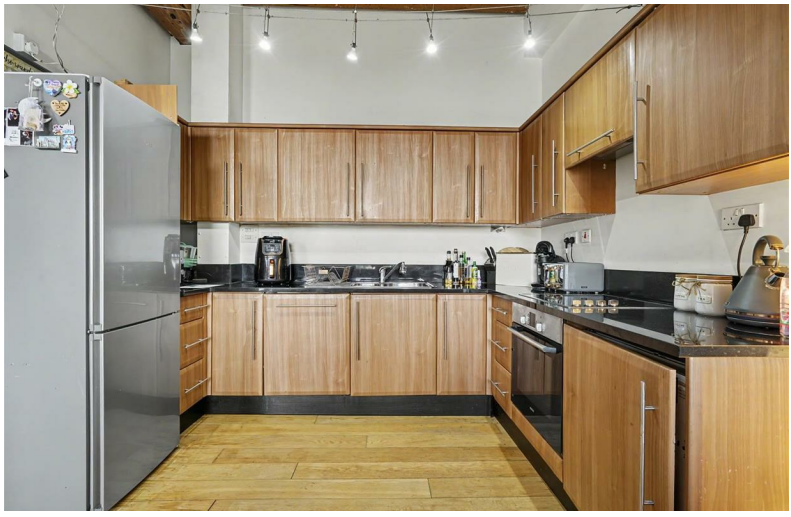
Robert Ellis

look no further. . .



Town End Road,
Draycott, Derbyshire
DE72 3PW

£170,000 Leasehold

A STUNNING SECOND FLOOR APARTMENT SET WITHIN THE EVER POPULAR VICTORIA MILL, A BEAUTIFUL GRADE II LISTED BUILDING OFFERING CHARACTER, SPACE AND MODERN LIVING.

Robert Ellis are delighted to bring to the market this exceptional two bedroom apartment extending to approximately 947 sq ft, making it without doubt one of the largest apartments to have come to the market within Victoria Mill in recent times. Combining impressive proportions with the character and charm associated with this iconic conversion, the property offers a unique opportunity for a wide range of buyers.

A particular feature of the apartment is the fantastic open plan lounge, kitchen and dining area, providing an abundance of living and entertaining space rarely found in apartment living. The development itself is accessed via a stunning brick and stone staircase, showcasing the building's industrial heritage, whilst also benefitting from the convenience of elevator access. The accommodation includes two generous double bedrooms, with the master bedroom benefitting from an en suite, alongside the main bathroom. The property further benefits from a telecom entry system and allocated parking, providing both convenience and security.

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, Lidl 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.

Entrance Hallway
Accessed via secure communal area with a lift, storage cupboard housing the hot water tank, electric heater and entry phone system.

Open Plan Living/Dining Kitchen
18'8 x 20' max approx (5.69m x 6.10m max approx)
An impressive open plan living area with exposed beams and floor to the ceiling feature windows, electric heater, TV point and open access into the kitchen area.

Kitchen Area
10'6 x 6'7 approx (3.20m x 2.01m approx)
Fitted with modern matching wall and base units and work surfaces incorporating a sink and drainer, integrated oven and hob with extractor over, integrated dishwasher and washing machine, space for American style fridge freezer and exposed beams.

Bedroom 1
13'4 x 9'8 approx (4.06m x 2.95m approx)
Having large feature window, electric heater and door to the en suite shower room.

En-suite
Fitted with a modern three piece suite comprising of a shower cubicle, low level W.C, wash hand basin, recess spot lights, shaver point, fully tiled to the walls and heated towel rail.

Bedroom 2
10'4 x 14' approx (3.15m x 4.27m approx)
Having expose beams, floor to ceiling feature window, electric heater and spot lights.

Bathroom
Fitted with a three piece suite comprising of a bath, low level W.C and wash hand basin, heated towel rail, fully tiled walls, shaver point and extractor fan.

Outside
Allocated parking space.

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.

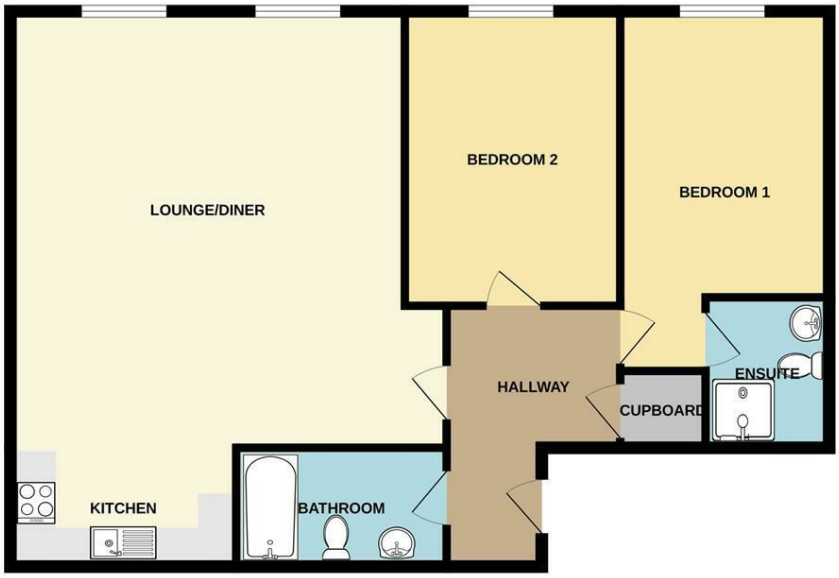
Agents Notes
The property has a 125 year lease which commenced 1.1.03.

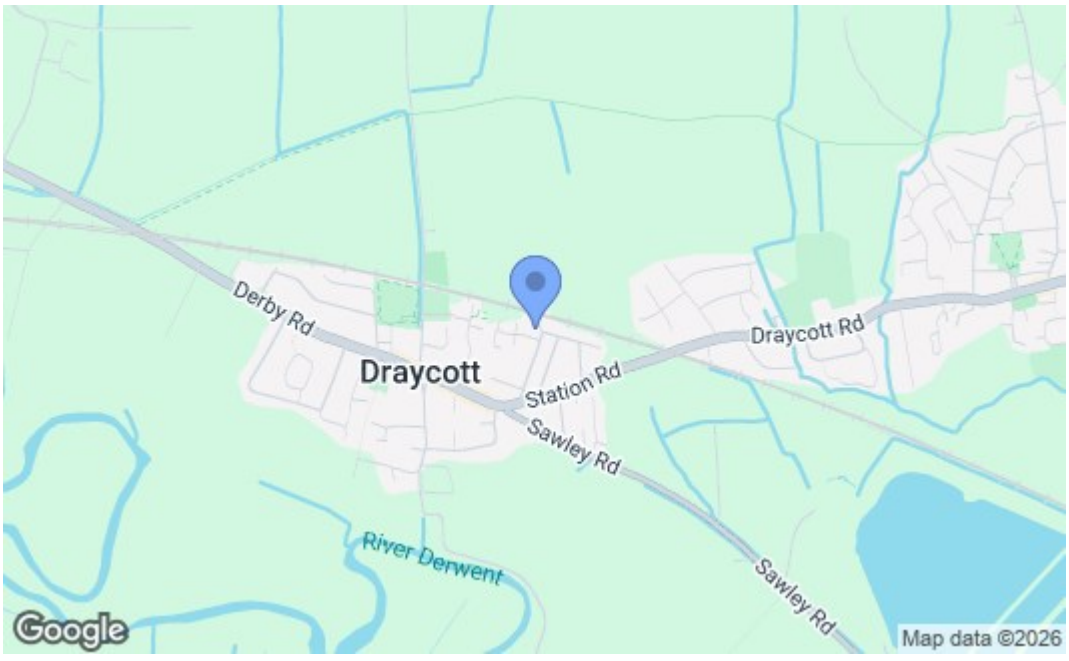
Council Tax
Erewash Borough Council Band B

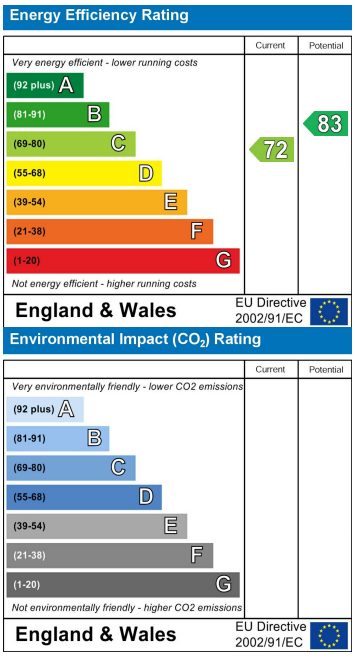
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 21mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, Three, Vodafone, 02
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Robert Ellis
ESTATE AGENTS

2ND FLOOR







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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818