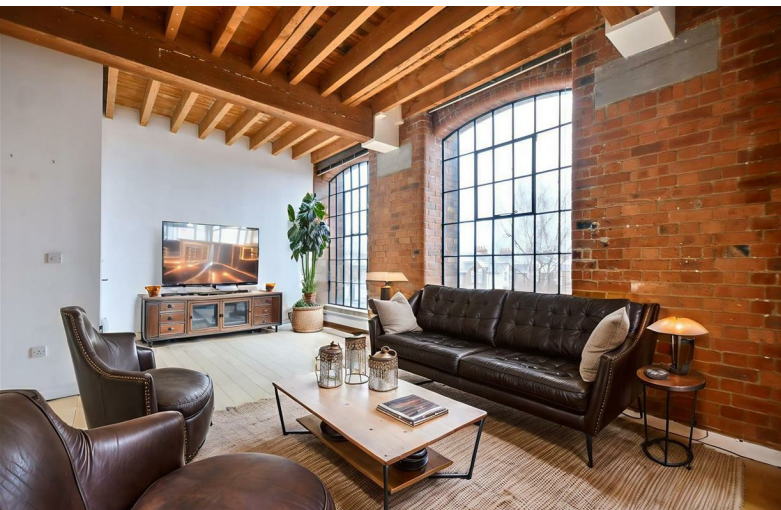


Robert Ellis

look no further...



Town End Road,
Draycott, Derbyshire
DE72 3PW

Price Guide £140-150,000
Leasehold

0115 946 1818



/robertellisestateagent



@robertellisea

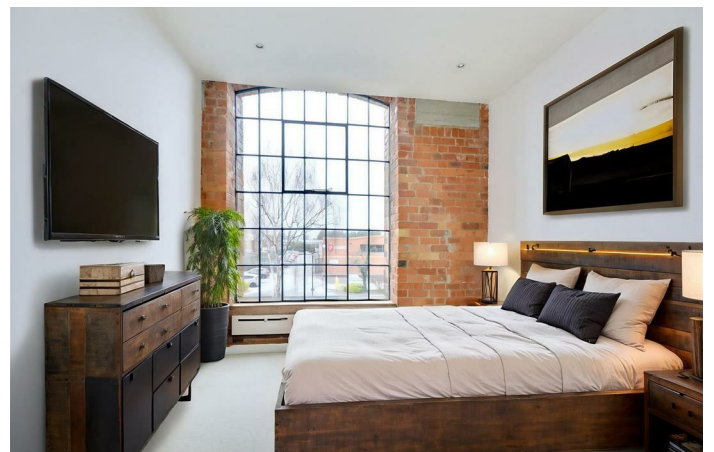


A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT EXTENDING TO OVER 800 SQ.FT., SET WITHIN THE PRESTIGIOUS AND GRADE II LISTED VICTORIA MILL, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this impressive apartment which seamlessly blends character features with modern living. The accommodation includes a generous open plan lounge and kitchen fitted with integrated appliances, two well-proportioned bedrooms and a contemporary bathroom, with the master bedroom benefiting from an en-suite. The apartment also enjoys the convenience of an allocated parking space, making it ideal for both owner occupiers and investors alike.

Situated within the sought-after Victoria Mill development, the property offers excellent access to local amenities, transport links and nearby town centres, while retaining the charm and character associated with this historic building. Being sold with no onward chain, early viewing is highly recommended to fully appreciate the space, finish and unique setting on 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 and Asda superstores 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.



Reception Hall

Wood flooring, cupboard housing the water tank, storage heater, telecom entry system, doors to:

Open Plan Living/Dining Kitchen

22' max x 18'8 max approx (6.71m max x 5.69m max approx)

Living Area

Two leaded windows to the front, four electric storage heaters, wooden beams to the ceiling, exposed brick wall, wooden flooring.

Kitchen

Wall and base units with work surfaces over, inset stainless steel sink and drainer, Integrated electric oven, four ring induction hob and extractor over, integrated fridge/freezer and dishwasher, integrated washing machine.

Bedroom 1

10'9 x 10'3 approx (3.28m x 3.12m approx)

Leaded window to the front, electric storage heater, TV point and built-in cupboard. Door to:

En-Suite

Circular sink with vanity cupboard under, heated towel rail, panelled bath with mains fed shower, low flush w.c., fully tiled walls and floor.

Bedroom 2

10'2 x 10'6 approx (3.10m x 3.20m approx)

Leaded window to the front, electric storage heater and ceiling spotlights.

Shower Room

Fully tiled walls, extractor fan, towel rail, circular wash hand basin with vanity cupboard under, low flush w.c., single shower cubicle with mains fed shower.

Outside

Allocated parking space.

Agents Notes

The property is leasehold with a 250 year lease which commenced 1.1.04. There is a service charge of £953.46 paid twice yearly.

There are AI photos on the property.

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.
9037CO

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, Vodafone, 02

Sewage – Mains supply

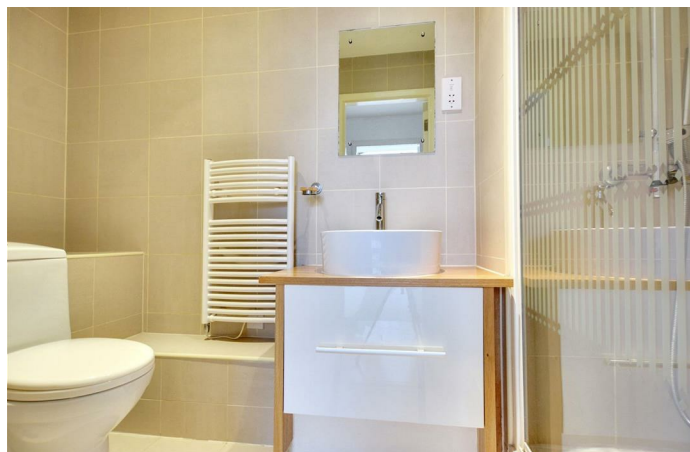
Flood Risk – No flooding in the past 5 years

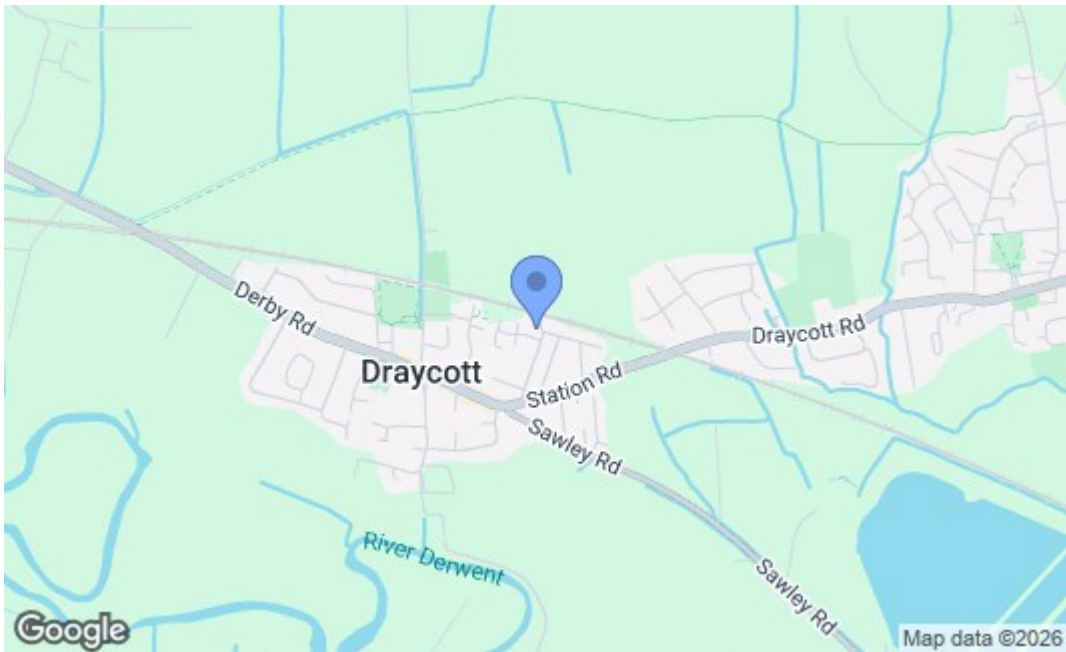
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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.