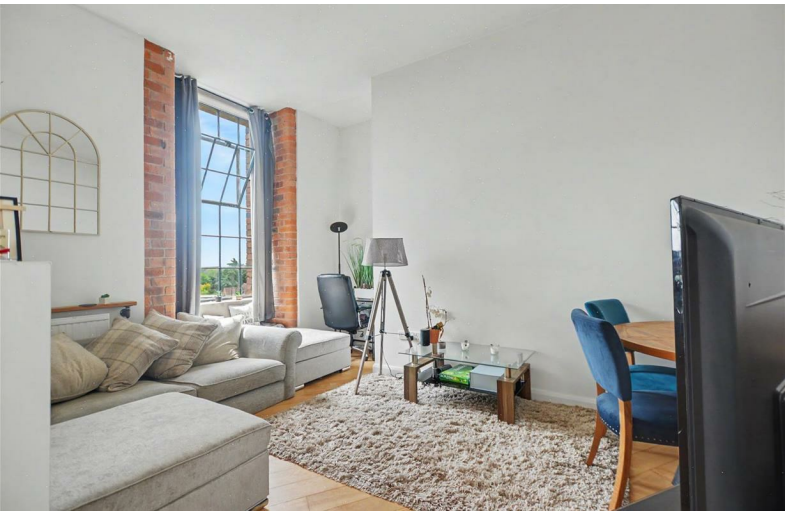
Robert Ellis

look no further...



Town End Road,
Draycott, Derby
DE72 3PW

Price Guide £120,000

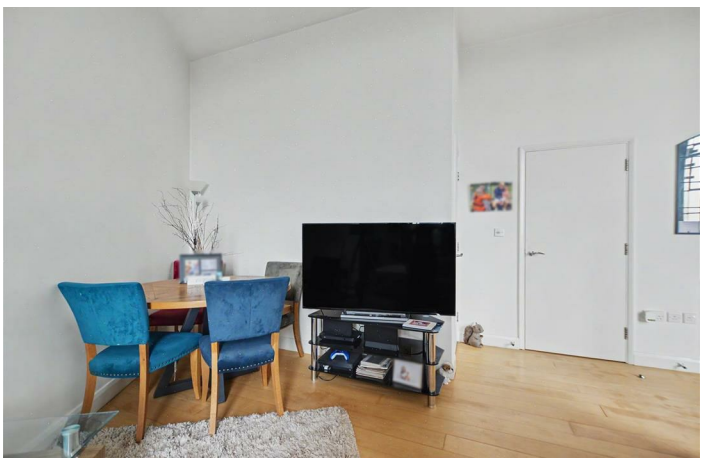
Leasehold

A STYLISH AND INDIVIDUAL TOP FLOOR APARTMENT WITH ARGUABLY THE BEST VIEWS IN DRAYCOTT, FOUND WITHIN A SOUGHT-AFTER CONVERTED MILL BUILDING – AVAILABLE WITH VACANT POSSESSION OR TENANT IN SITU

Situated within a highly sought-after converted mill building in the heart of the popular village of Draycott, this beautifully presented top floor one-bedroom apartment seamlessly combines contemporary living with the character and charm of a historic conversion. Finished to a high specification throughout, the property enjoys delightful open field views to the front and offers a bright and spacious open plan living, dining and kitchen area, creating the perfect space for both relaxing and entertaining. Benefitting from an allocated parking space, this quirky and stylish apartment is an ideal purchase for first-time buyers, professionals or investors alike, with the flexibility of being offered either with vacant possession or with a tenant already in situ. Conveniently positioned within easy reach of local amenities, excellent transport links and countryside walks, this is a rare opportunity to acquire a distinctive home in one of Draycott's most desirable developments.

Entering the development through the secure communal entrance door, residents have access to both a staircase and lift serving all floors, with individual post boxes conveniently located within the communal reception area. Upon entering the apartment, you are welcomed into the entrance hall, complete with an intercom entry system and doors leading to the spacious open plan living, dining and kitchen area, the generous double bedroom and the contemporary bathroom. The apartment benefits from electric heating throughout and retains an abundance of character, with large feature windows flooding the accommodation with natural light and exposed brick walls adding to the charm of this impressive mill conversion. The modern fitted kitchen is equipped with granite work surfaces, integrated appliances including a fridge and freezer, and an excellent range of fitted storage units. The open plan living and dining space is ideal for modern living and entertaining, featuring a delightful built-in window seat and a partial dividing wall that subtly separates the kitchen while maintaining the sociable layout. The bathroom is fitted with a modern white suite, completing the well-presented accommodation. Externally, the property benefits from an allocated parking space, additional visitor parking, and occupies an enviable position towards the front of the building, enjoying attractive open views across the adjoining fields.

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.



Entrance Hall
9'5 x 5'1 approx (2.87m x 1.55m approx)
Accessed via a secure communal area with a telephone entry system and a wooden entrance door, wooden flooring, ceiling spotlights, electric radiator and doors to:

Open Plan Living/Kitchen Diner
17'7 x 18'3 approx (5.36m x 5.56m approx)
Two windows overlooking the front of the building with field views, solid wood flooring, recessed LED ceiling spotlights, partial wall between the kitchen and living area, electric radiator, exposed brick feature wall, airing/storage cupboard, window seat in the lounge area.

Kitchen Area
Comprising a range of wood effect wall, drawer and base units to two walls with black granite work surfaces and splashbacks, inset stainless steel sink and drainer with a swan neck mixer tap, electric four ring hob and integral oven, integral dishwasher, washing machine, fridge and freezer, TV point and electric radiator.

Bedroom 1
17'6 x 13' approx (5.33m x 3.96m approx)
Having a window to the front, carpeted flooring, electric radiator, recessed LED ceiling spotlights, exposed brick wall and a TV point.

Bathroom
6'7 x 8'5 approx (2.01m x 2.57m approx)
Tiled walls, extractor fan, LED ceiling spotlights, low flush w.c., vanity unit housing the wash hand basin having a mixer tap, drawer under and mixer tap, chrome towel radiator, panelled bath with glass screen and shower over, electric shaver point.

Outside
Allocated parking space.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and over the railway line 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 of Town End Road with the communal entrance being signposted through the car park.
9417JG

Council Tax
Erewash Borough Council Band A

Agents Notes
The property is leasehold with a 125 year lease which commenced 1.1.2006.

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

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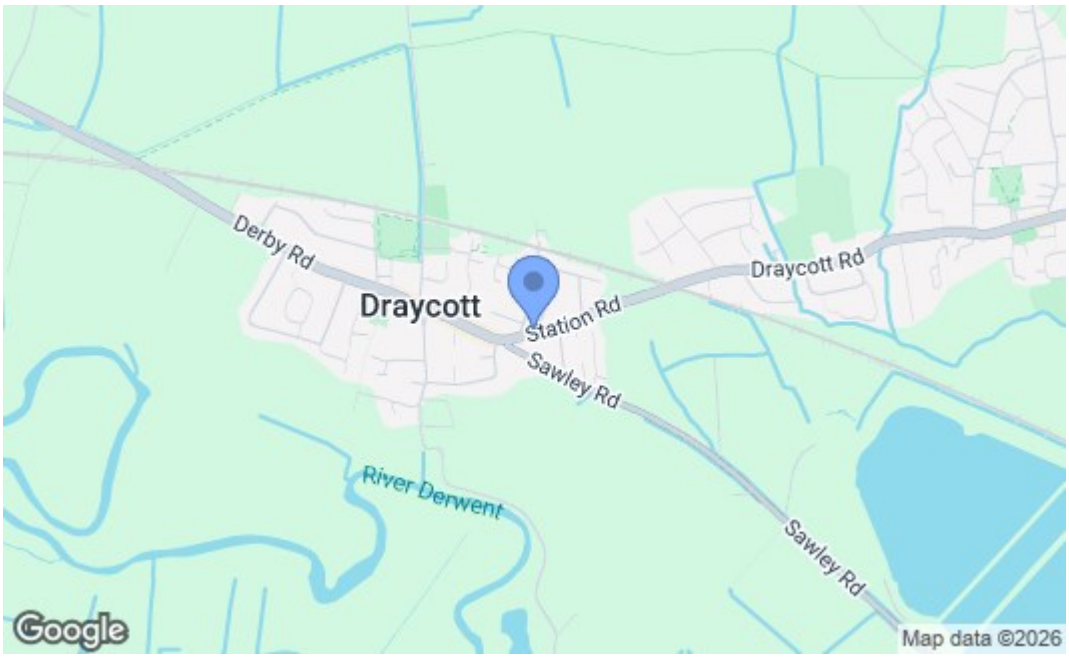
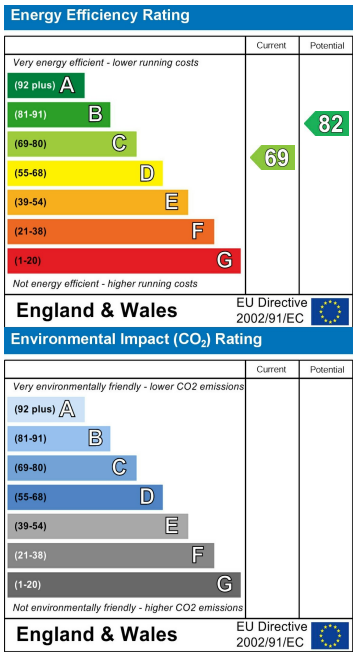
ESTATE AGENTS





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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