

HoldenCopley

PREPARE TO BE MOVED

Cowslip Meadow, Draycott, Derbyshire DE72 3XG

£160,000

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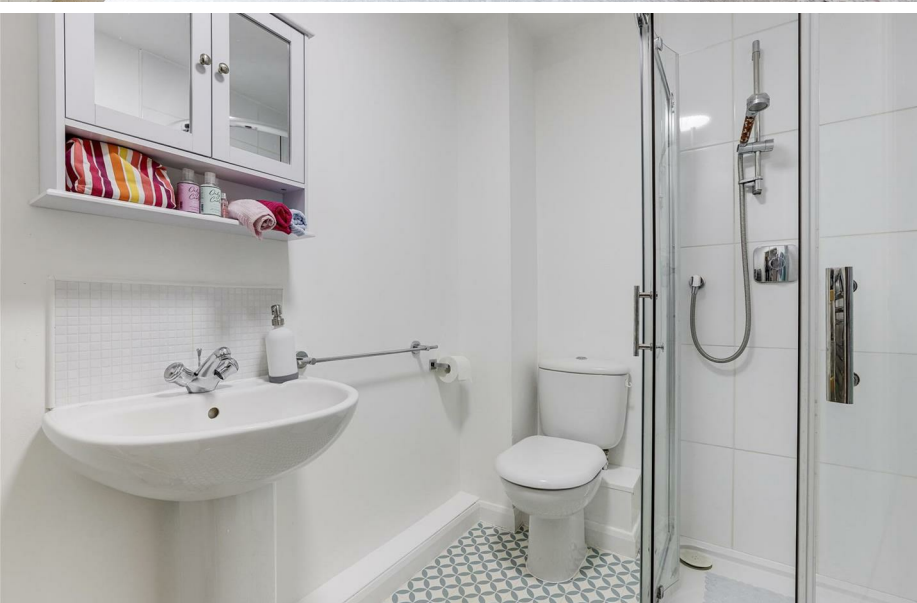


IDEAL FOR FIRST TIME BUYERS...

This two-bedroom ground-floor flat is perfect for first-time buyers and is well-presented throughout. Located within close proximity to a range of amenities including shops, eateries, and schools, the property also benefits from excellent transport links into Derby City Centre. As you step inside, you are greeted by a welcoming entrance hall that leads into the bright and airy reception room. This inviting space is enhanced by large double French doors that flood the room with natural light. The modern kitchen is perfect for all your culinary needs, offering ample space and contemporary fittings. The property features two double bedrooms, with the master bedroom boasting an en-suite bathroom. An additional well-appointed bathroom serves the other residents, ensuring convenience and comfort. Externally, the property offers availability for parking and access to shared gardens.

MUST BE VIEWED!





- Ground Floor Flat
- Two Bedrooms
- Reception Room
- Modern Kitchen
- En-Suite
- Three-Piece Bathroom Suite
- Well-Presented Throughout
- Ideal For First Time Buyers
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

15'10" x 9'2" (max) (4.83m x 2.80m (max))

The entrance hall has vinyl flooring, a wall-mounted electric heater, two in-built storage cupboards, a wall-mounted security intercom and a single door providing access into the accommodation.

Living Room

14'0" x 12'0" (4.27m x 3.66m)

The living room carpeted flooring, a decorative mantelpiece, UPVC double-glazed window and double French doors.

Kitchen

11'6" x 10'0" (max) (3.52m x 3.06m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor fan, partially tiled walls, a wall-mounted electric heater, vinyl flooring and a UPVC double-glazed window.

Master Bedroom

15'4" x 12'5" (max) (4.68m x 3.79m (max))

The main bedroom has a carpeted flooring, a wall-mounted electric heater, access to the en-suite and a UPVC double-glazed window.

En-Suite

8'10" x 5'11" (max) (2.71m x 1.82m (max))

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, vinyl flooring and an extractor fan.

Bedroom Two

15'0" x 9'9" (max) (4.58m x 2.98m (max))

The second bedroom has carpeted flooring, a wall-mounted electric heater and a UPVC double-glazed window.

Bathroom

6'11" x 5'7" (2.11m x 1.71m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a wall-mounted electric shaving point, partially tiled walls, a heated towel rail, an extractor fan and tiled flooring.

OUTSIDE

Outside is access to parking & shared garden areas.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest

download speed at 80Mbps & Highest upload speed at 20Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

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

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £2065.32

Ground Rent in the year marketing commenced (£PA): £180.00

Property Tenure is Leasehold. Term : 155 years from 1 November 2005

Term remaining 136 years.

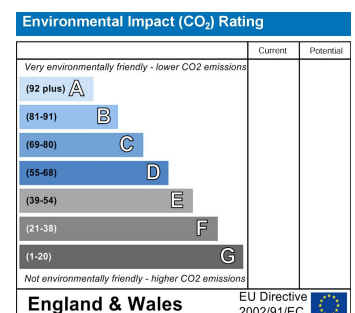
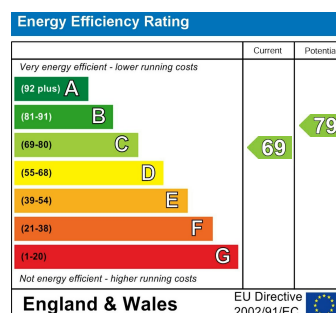
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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