

# HoldenCopley

PREPARE TO BE MOVED

Cowslip Meadow, Draycott, Derbyshire DE72 3XG

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£155,000

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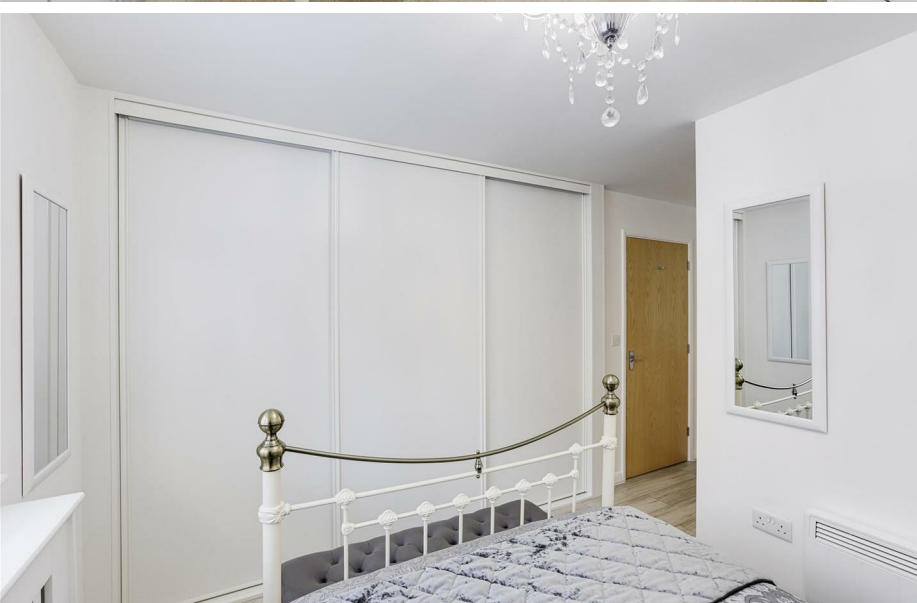


IMMACULATELY PRESENTED THROUGHOUT..

This immaculately presented two-bedroom ground floor flat is a perfect haven for anyone looking to move straight in. Located in a prime area with easy access to various local amenities, including shops, excellent transport links and highly regarded school catchments, this property offers both convenience and comfort. As you step inside, the welcoming hall leads you into a spacious living/dining room, bathed in natural light and designed for both relaxation and entertaining. The fitted kitchen is modern and functional, featuring sleek countertops. The flat boasts two well-appointed bedrooms, with the master bedroom benefiting from a stylish en-suite. A pristine three-piece bathroom suite completes the accommodation, providing a serene space for unwinding. Outside, the property includes an allocated parking space, ensuring easy and secure parking. This flat is the epitome of contemporary living, offering a harmonious blend of style and practicality.

MUST BE VIEWED





- Ground Floor Flat
- Two Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- En-Suite
- Allocated Parking
- Move In Ready
- Leasehold
- Must Be Viewed





## ACCOMMODATION

### Entrance

13'7" x 8'8" (max) (4.16m x 2.65m (max))

The entrance has wood-effect flooring, panelled walls, a wall-mounted intercom system, two built-in cupboards and a single wooden door providing access into the accommodation.

### Kitchen

11'2" x 6'5" (max) (3.41m x 1.96m (max))

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a stainless steel sink with a drainer, space and plumbing for a washing machine and a tumble dryer, space for a fridge-freezer, wood-effect flooring, a wall-mounted electric heater and a UPVC double-glazed window.

### Living/Dining Room

14'9" x 12'8" (max) (4.50m x 3.88m (max))

The living/dining room has double French doors, wood-effect flooring, a wall-mounted electric heater, a wall-mounted electric fireplace and two panelled feature walls.

### Master Bedroom

14'4" x 9'10" (max) (4.37m x 3.01 (max))

The main bedroom has a UPVC double-glazed window, wood-effect flooring, a wall-mounted electric heater, fitted sliding door wardrobes and access to the en-suite.

### En-Suite

6'0" x 5'4" (1.84m x 1.64m )

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure, fitted storage cupboards, wood-effect flooring and a chrome heated towel rail.

### Bedroom Two

11'3" x 9'10" (max) (3.43m x 3.01m (max))

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

### Bathroom

6'10" x 5'8" (2.09m x 1.73m )

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, fitted storage cupboards, a chrome heated towel rail, partially tiled walls, an extractor fan, an electric shaving point and a UPVC double-glazed obscure window.

## OUTSIDE

Outside of the property is an allocated parking space.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating

Septic Tank – No

Broadband – Openreach, Nexfibre

Broadband Speed - Superfast - 1139 Mbps (Highest available download speed) 104 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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): £1,971.58

Ground Rent in the year marketing commenced (£PA): £180

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

Term remaining 136 years.

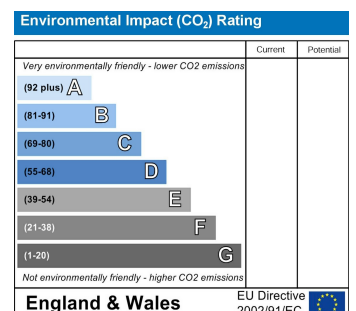
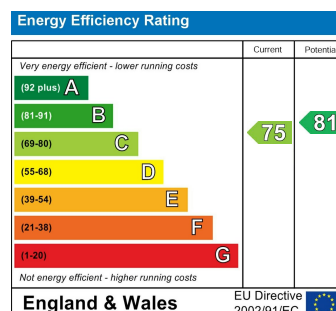
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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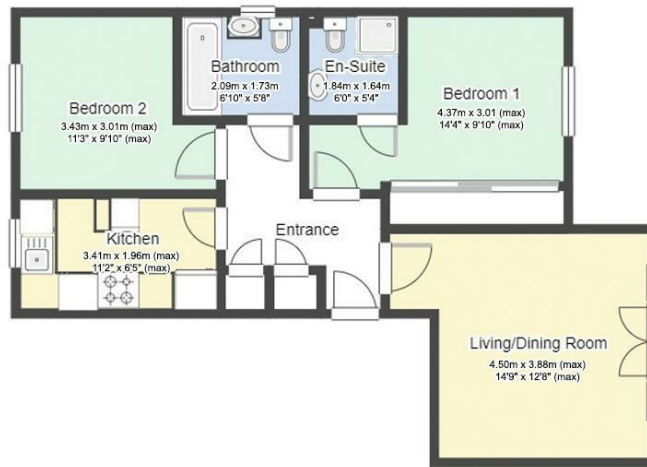
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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