



Town End Road,  
Draycott, Derbyshire  
DE72 3PW

**O/O £155,000 Leasehold**



A TWO BEDROOM THIRD FLOOR APARTMENT, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR, FOUND IN THIS DESIRABLE VILLAGE LOCATION.

This is a wonderfully presented two bedroom third floor apartment located in this Grade II building providing a lovely home which will suit a range of buyers, from those buying their first property through to downsizers or those looking for a property to rent out.

The apartment is entered through a front door off the communal hallway and is accessed by a lift or stairs to the second floor. The entrance hall leads into the open plan living/dining kitchen with exposed bricks and timber beams, a mezzanine area accessed via space saver steps, two double bedrooms, the master bedroom having an en-suite bathroom and off the hallway there is the shower room. Outside there is a designated parking space.

Draycott has become an award winning village with Draycott in Bloom and other initiatives taken by the local community. There are some local village shops with more being found in the nearby villages of Breaston, Borrowash and Sawley with the Asda and Tesco superstores and many other retail outlets found in Long Eaton which is only a few minutes drive away, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside which includes a lovely place called Church Wilne and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Laminate flooring, storage cupboard and access to:

### Lounge

10'7 x 8'1 approx (3.23m x 2.46m approx)

Two large leaded windows to the front, storage heater, space saver stairs to the mezzanine area which is used as an office, exposed brick and beams.

### Kitchen

8'11 x 18'7 approx (2.72m x 5.66m approx)

Matching wall and base units with roll edged work surfaces over, integrated fridge freezer, integrated electric oven, four ring electric hob and extractor hood over, space and plumbing for a washing machine, laminate flooring, part tiled walls, stainless steel sink and drainer.

### Bedroom 1

16'8 x 9'4 approx (5.08m x 2.84m approx)

Large leaded window to the front, storage heater and access into:

### En-Suite

Panelled bath, low flush w.c., pedestal wash hand basin, tiled flooring, extractor fan and part tiled walls.

### Bedroom 2

12' x 10' approx (3.66m x 3.05m approx)

Window to the front and storage heater.

### Shower Room

Single shower cubicle, low flush w.c., pedestal wash hand basin, part tiled walls and tiled flooring.

### Mezzanine Area/Office

8'8 x 11' approx (2.64m x 3.35m approx)

### 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.

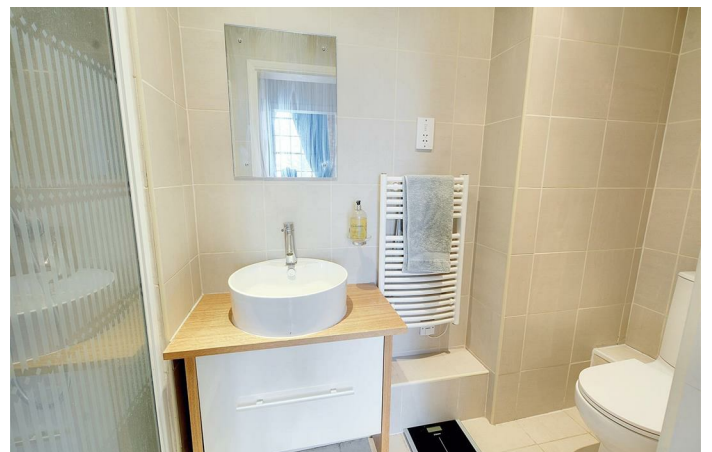
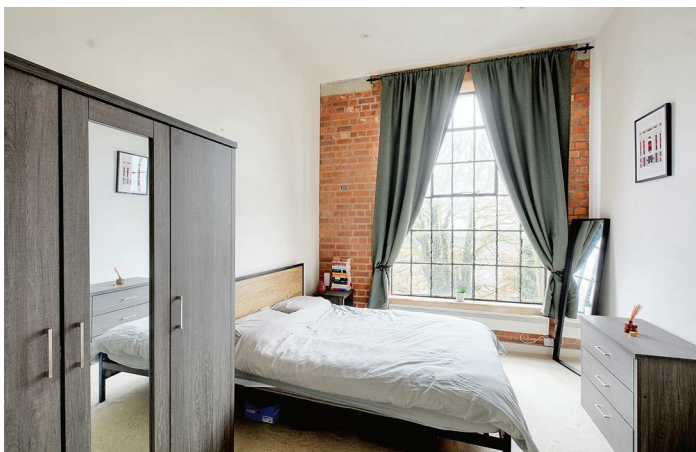
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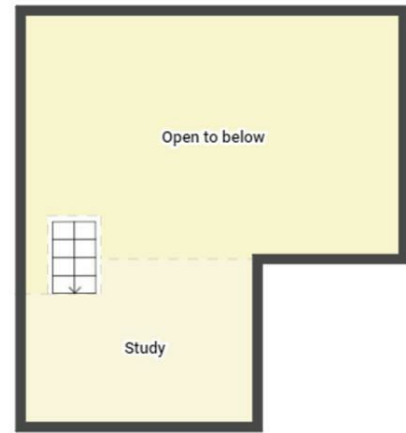
### Agents Notes

The property is held leasehold with a 125 year lease which commenced 1st January 2003.

### Council Tax

Erewash Borough Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.