



Victoria Mill Town End Road  
Draycott DERBY



# Victoria Mill Town End Road Draycott DERBY DE72 3WH

for sale  
£130,000



## Property Description

A naturally light, well presented one double bedroom apartment located in the historic and popular Victoria Mill development. Access to the apartment is gained via the original stone communal staircase. The accommodation includes a reception hall, an open plan reception room, a fitted kitchen with fitted appliances. There is a double bedroom and a newly re-fitted bathroom with modern white suite complete with a shower over the bath. Outside there is an allocated parking space.

The property would suit a first-time buyer, or an investor looking for an investment property which would be easy to rent and produce a good income. Viewings strongly recommended. Offered with no chain!

## Lounge/Diner

11' 9" x 19' 3" ( 3.58m x 5.87m )

Single glazed windows to the front, carpeted flooring, electric storage heaters, beams, exposed brick walls and ceiling lights

## Kitchen

12' 2" x 7' 9" ( 3.71m x 2.36m )

LVT flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated electric oven, electric hob above and extractor hood over, integrated fridge freezer, washing machine and spotlights.

## Bedroom

16' 1" x 10' ( 4.90m x 3.05m )

Single glazed windows to the front, carpeted flooring, electric heater, exposed brick walls and spotlights.

## Bathroom

5' 9" x 7' 4" ( 1.75m x 2.24m )

Re-fitted with a three-piece suite comprising of a bath with a mixer tap and shower over, glazed shower screen and fully tiled to the shower area, sink fitted to vanity unit with storage beneath and chrome mixer tap over, low flush w.c., electric chrome heated towel rail, tiled flooring and spotlights.

## Agents Note

Service charge: 1,655 per/year

•Ground rent: £250 per/year

•Lease 250 years from 2004





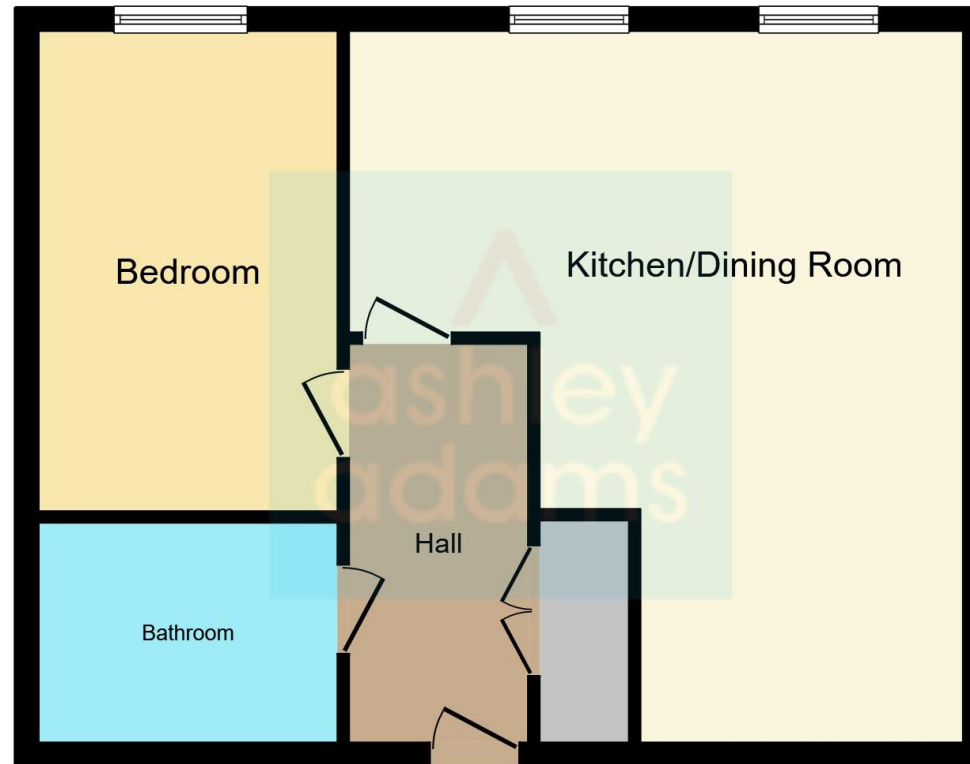












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Property Ref: MEL205428 - 0001

Tenure:Leasehold EPC Rating: E Council Tax Band: B Service Charge:  
 1655.00

This is a Leasehold  
 property with details as  
 follows; Term of Lease  
 250 years from 01 Jan

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