



Town End Road,  
Draycott, Derbyshire  
DE72 3PW

**Price Guide £120-125,000**

**Leasehold**



**A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT, FOUND WITHIN A VICTORIAN MILL CONVERSION IN THE HEART OF DRAYCOTT**

Robert Ellis delighted to bring to the market this self contained two double bedroom apartment found within a Grade II listed Victorian mill building. The development offers fully refurbished accommodation to a high standard, which could make this an ideal buy to let investment opportunity. Occupying a delightful position in the heart of the continually popular village of Draycott, the property is within walking distance of local shops, amenities and schooling with numerous leisure walks and countryside close to hand. Quite simply superb with secure gated communal parking area with key pad access. The building also benefits from a lift to all floors and feature stone spiral communal stairway.

The accommodation benefits from quality fittings and decor throughout as well as electric heating and in brief comprises of an entrance hall, open plan living/dining kitchen, two double bedrooms with en-suite to the master bedroom and shower room. There is an allocated courtyard parking space.

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 M11, 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.



### Communal Entrance

The building has a door with hallway with lift up to all floors, large central concrete stairwell and mail boxes for all the apartments.

### Entrance Hall

9'10" x 2'0" approx (3.00m x 0.61m approx)

With laminate wooden flooring, electric storage heater, two large storage cupboards and recessed spotlights, and leads to doors off to the open-plan lounge diner, two bedrooms and bathroom.

### Lounge Diner

8'7" x 18'10" approx (2.62m x 5.76m approx)

Two large original single glazed paned windows, carpeted flooring to the lounge area, exposed brick feature wall, two electric storage heaters, beams to the ceiling and two ceiling lights

### Open-Plan Kitchen

11'0" 9'5" approx (3.37m 2.89m approx)

With laminate flooring, ceiling spotlight. The kitchen consists of modern white gloss wall, drawer and base units with laminate rolled edge worktops, integrated fridge freezer, integral oven, four-ring electric hob and stainless steel extractor fan, with plumbing and space for washing machine, stainless steel sink and drainer with swan neck mixer tap.

### Bedroom One

12'9" x 18'10" approx (3.89m x 5.76m approx)

With a single pane original mill window, carpeted flooring, electric storage heater, exposed brick wall and recessed ceiling spotlights

### Ensuite Bathroom

6'10" x 7'9" approx (2.1m x 2.37m approx)

With vinyl flooring, chrome towel radiator, recessed ceiling spotlights, low flush w.c, bath, sink with storage below.

### Bedroom Two

8'7" x 8'7" approx (2.64m x 2.62m approx)

With a single pane original mill window, carpeted flooring, electric storage heater, exposed brick wall and recessed ceiling spotlights

### Shower Room

7'9" x 5'11" approx (2.38m x 1.82m approx)

With vinyl flooring, ceiling spotlights, with low flush white W.c, enclosed corner shower unit, sink with under storage.

### 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.

8345JG

### Council Tax

Erewash Borough Council Band B

### Agents Notes - Additional Information

There is an annual service charge of 1906 collected in half yearly installments on 1st January and 1st July. There is a ground rent of £250 p.a. collected half yearly. The lease term is 250 years from 2004. All lease and ground rent to be verified by purchasers solicitors.

The property is held leasehold with a 250 year lease which commenced January 2004.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps

Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		35	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.