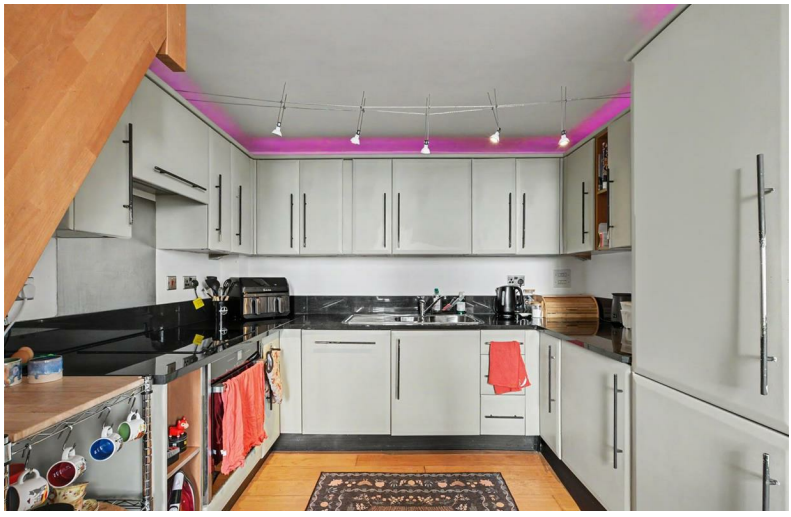
Robert Ellis

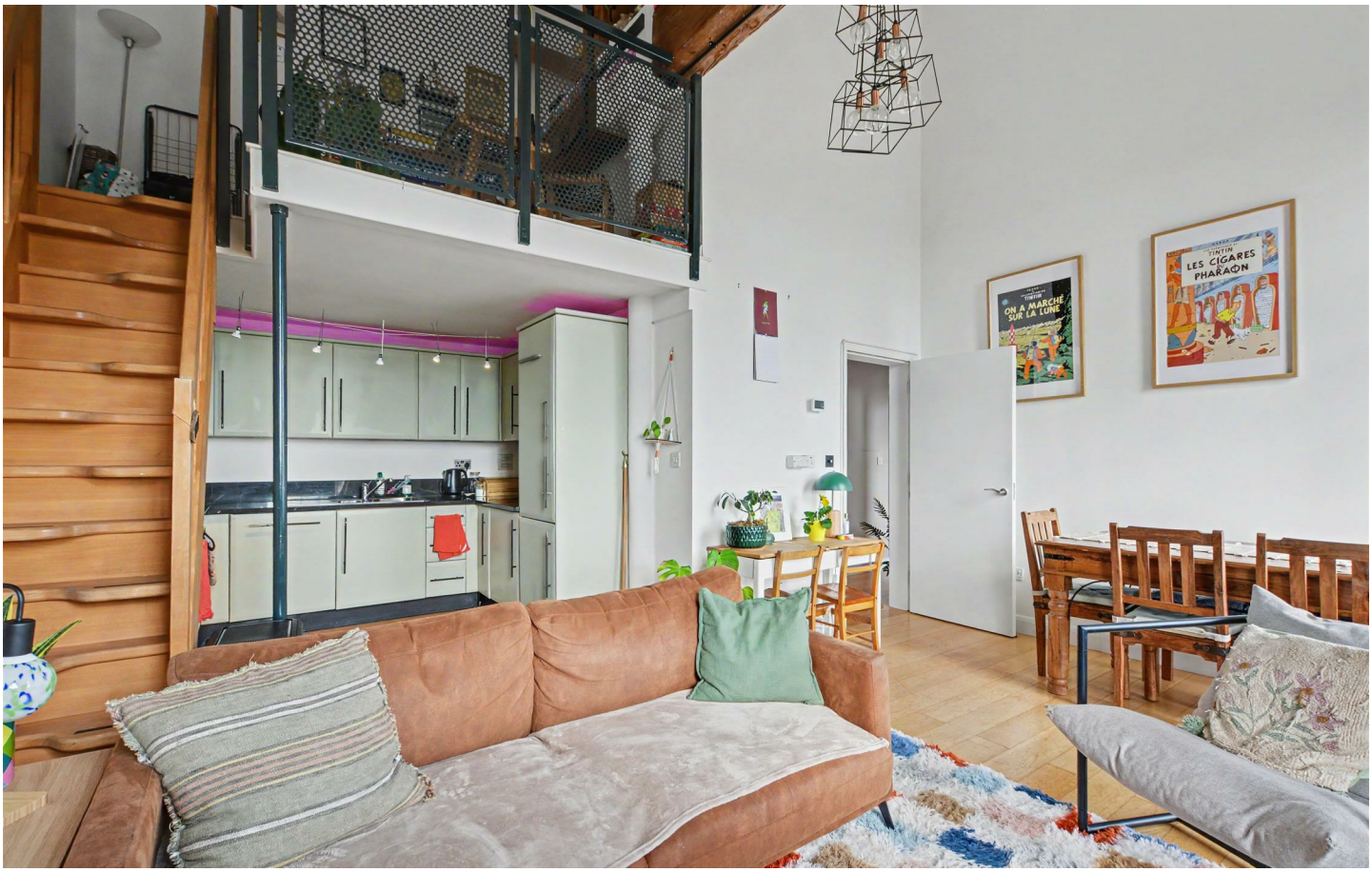
look no further...



Town End Road,
Draycott, Derbyshire
DE72 3PW

Price Guide £160-165,000

Leasehold



A TWO BEDROOM THIRD FLOOR APARTMENT SET WITHIN THE SOUGHT AFTER VICTORIA MILL, A BEAUTIFUL GRADE II LISTED BUILDING WITH STUNNING COMMUNAL AREAS.

Robert Ellis are delighted to bring to the market this impressive apartment which combines character and modern living within one of the area's most desirable developments. The property benefits from allocated parking and access to beautifully maintained communal areas, showcasing the charm and heritage of Victoria Mill.

The accommodation comprises a spacious open plan living area, two well proportioned bedrooms with the master benefitting from an en-suite, along with a family bathroom. A particular feature of the property is the mezzanine level, offering a versatile space ideal for use as a home office, gym or gaming area. Situated within a sought after location, the property is conveniently placed for local amenities and transport links.

Draycott village has a number of local shops with Co-op stores being found in the nearby villages of Borrowash and Breaston with Tesco, Asda, Lidl and Aldi stores 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 M1, 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 Hall
A beautiful communal hallway with an exposed brick wall and staircase to all floors, including a lift. The property is found on the second floor.

Entrance Hall
Wood flooring, electric storage heater, intercom system and fitted store cupboards.

Open Plan Living/Dining Kitchen
17'9 x 20'8 approx (5.41m x 6.30m approx)

Kitchen Area
Fitted with a range of matching range of wall and base units with roll edged work surfaces over, inset 1½ bowl stainless steel sink and drainer with mixer tap, four ring induction hob, space for a fridge freezer, integrated dishwasher, integrated washing machine.

Lounge Area
Two windows to the rear, wooden flooring, two storage heaters, stairs leading to the mezzanine, exposed brickwork and beams.

Mezzanine
Suitable as a bar, study, gym or office.

Bedroom 1
6'8 x 10'2 approx (2.03m x 3.10m approx)
Window to the rear, ceiling spotlights, storage heater and storage cupboard.

En-Suite
Tiled bath, circular vanity wash hand basin, fully tiled walls, extractor, mixer tap with shower, shaver point and tiled floor.

Bedroom 2
12'3 x 9'8 approx (3.73m x 2.95m approx)
Window to the rear, ceiling spotlights and storage heater.

Shower Room
Vanity wash hand basin, low flush w.c., single shower cubicle with mains flow shower, heated towel rail, extractor fan, fully tiled walls and floor.

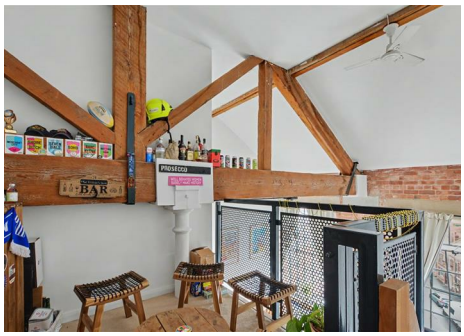
Outside
There is an allocated parking space.

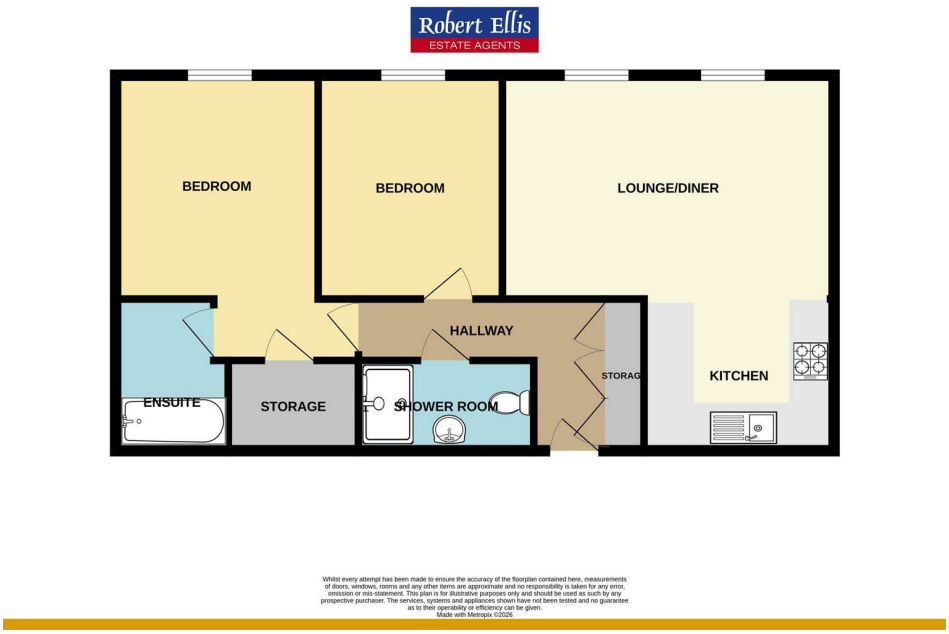
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston into Draycott. The mill building can be found just after the second turning on the right hand side with access to the car park being off Town End Road. The communal entrance is sign posted through the car park.
9255CO

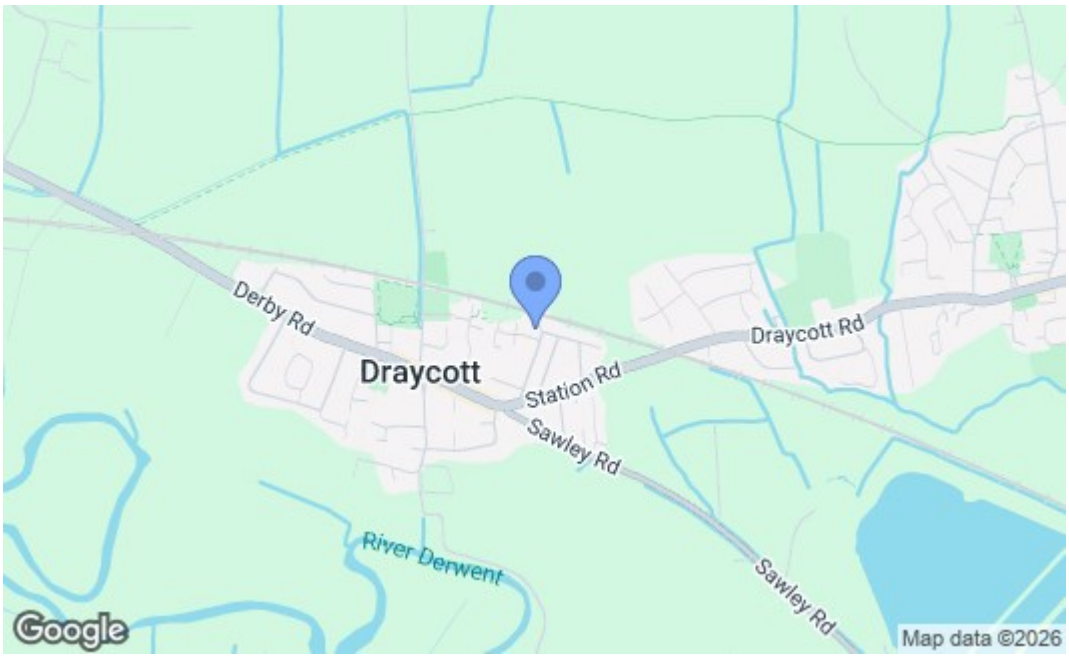
Agents Notes
Ground Rent around £150 p.a. and a service charge of £1,200 paid 6 monthly.

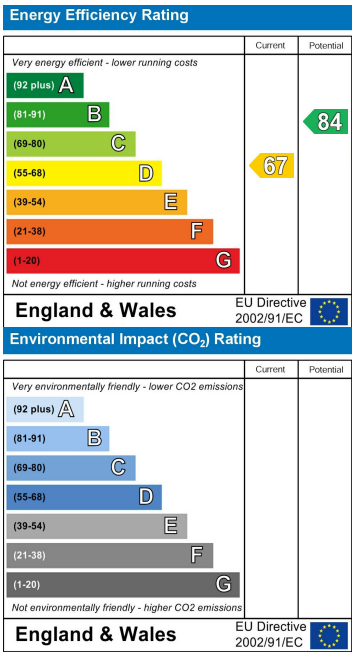
Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 21mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – EE, Vodafone, 02
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









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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818