



18 Cowslip Meadow, Draycott, Derbyshire, Derbyshire, DE72 3XE

£875 PCM

- Ground Floor Apartment
- Two Double Bedrooms
- Village Location
- Unfurnished
- Reception Room with French Doors
- Ensuite to Bedroom One
- Allocated Parking

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Stunning ground floor apartment which has recently undergone considerable works including decoration throughout and new carpets. The apartment is close to Draycott and Breaston Village with road links to both Nottingham & Derby.

The accommodation comprises of entrance hallway with storage cupboard, two double bedrooms with ensuite shower room to the master with shower cubicle with mains powered shower, low flush WC and pedestal wash hand basin, bathroom with bath, pedestal wash hand basin and low flush WC and to the front of the property is a large lounge with French doors overlooking communal gardens and finally the kitchen with matching range of wall and base units with laminate work surfaces, built in electric oven and hob with extractor over, integrated washing machine and fridge/freezer (left as gesture of goodwill).

Outside the property are extensive communal gardens, to the rear is a bin store and allocated parking for one car.

Available Early October. Accompanied Viewings.



Council Tax Band: A





Directions

Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

EPC Rating:

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	