



Town End Road,  
Draycott, Derbyshire  
DE72 3WH

**O/O £125,000 Leasehold**

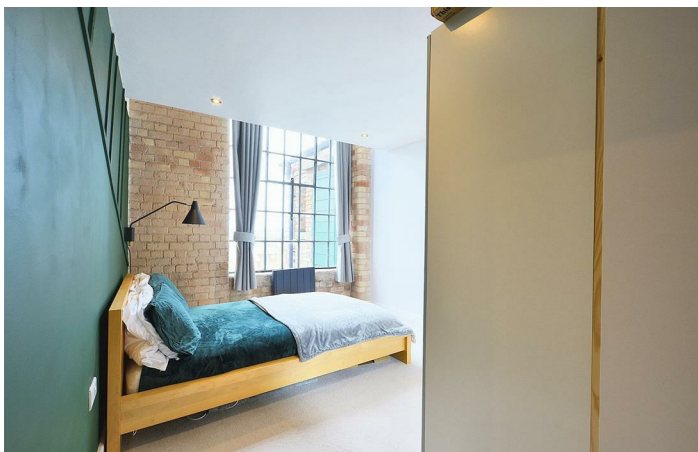


A WELL PRESENTED ONE BEDROOM TOP FLOOR APARTMENT WITHIN THIS BEAUTIFUL CONVERTED MILL.

Robert Ellis are pleased to bring to the market this well presented double bedroom top floor apartment. The property sits within a stunning Grade II listed converted mill boasting character throughout with its high ceilings, beams and exposed brick walls, perfect for a wide range of buyers including first time buyers, investors and people who are looking to downsize alike. There is a communal lift to all floors available and an internal viewing is highly recommended to appreciate the property and location that is being offered.

In brief the property comprises of an entrance hallway with built-in storage cupboard, open plan lounge/diner with lovely views over the local area, kitchen with integrated appliances, family bathroom and a double bedroom. Outside there is a large gated car park with electric gates, an allocated parking space and several visitor spaces.

Located in the popular Derbyshire village of Draycott, offering a semi rural lifestyle whilst being located just a short drive away from Long Eaton town centre where supermarkets, shops and healthcare facilities can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport a short drive away.



### Entrance Hallway

Wooden door, laminate flooring, built-in storage cupboards and spotlights.

### Lounge/Diner

11'9 x 19'3 approx (3.58m x 5.87m approx)  
Single glazed windows to the front, carpeted flooring, electric storage heaters, beams, exposed brick walls and ceiling lights.

### Kitchen

12'2 x 7'9 approx (3.71m x 2.36m approx)  
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 1

16'1 x 10' approx (4.90m x 3.05m approx)  
Single glazed windows to the front, carpeted flooring, electric heater, exposed brick walls and spotlights.

### Bathroom

5'9 x 7'4 approx (1.75m x 2.24m approx)  
Three piece suite comprising of a bath with a mixer tap and shower over, top mounted sink, low flush w.c., heated towel rail, tiled flooring and spotlights.

### Agents Notes

- Service charge: 1,745.46 per/year
- Ground rent: £250 per/year
- Years left on lease: 230 years

### 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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### Council Tax

Erewash Borough Council Band A

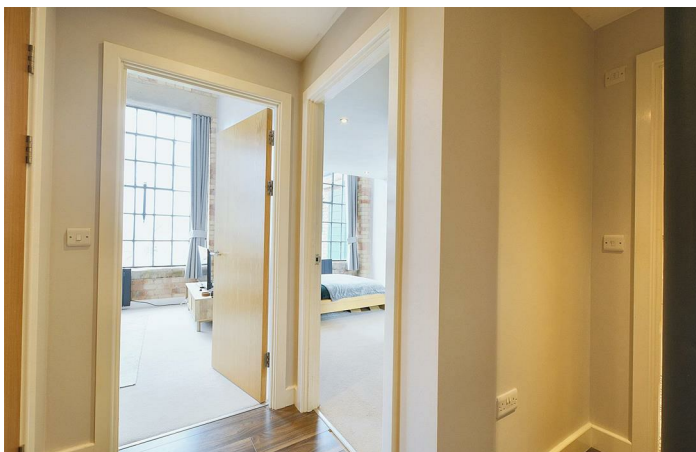
### Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover, and buildings and contents insurance.

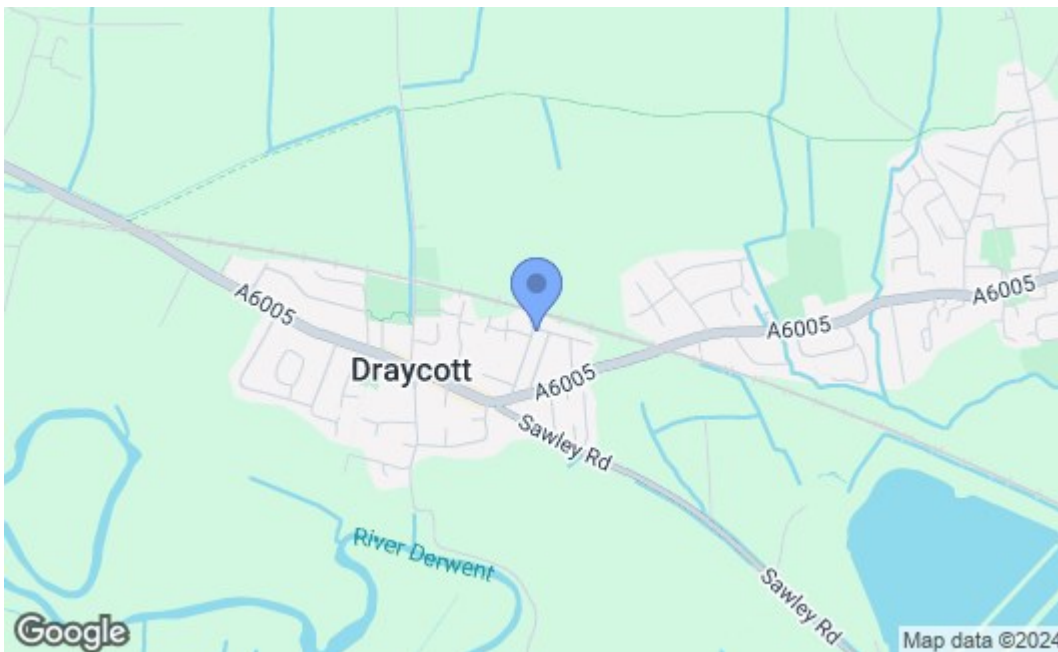
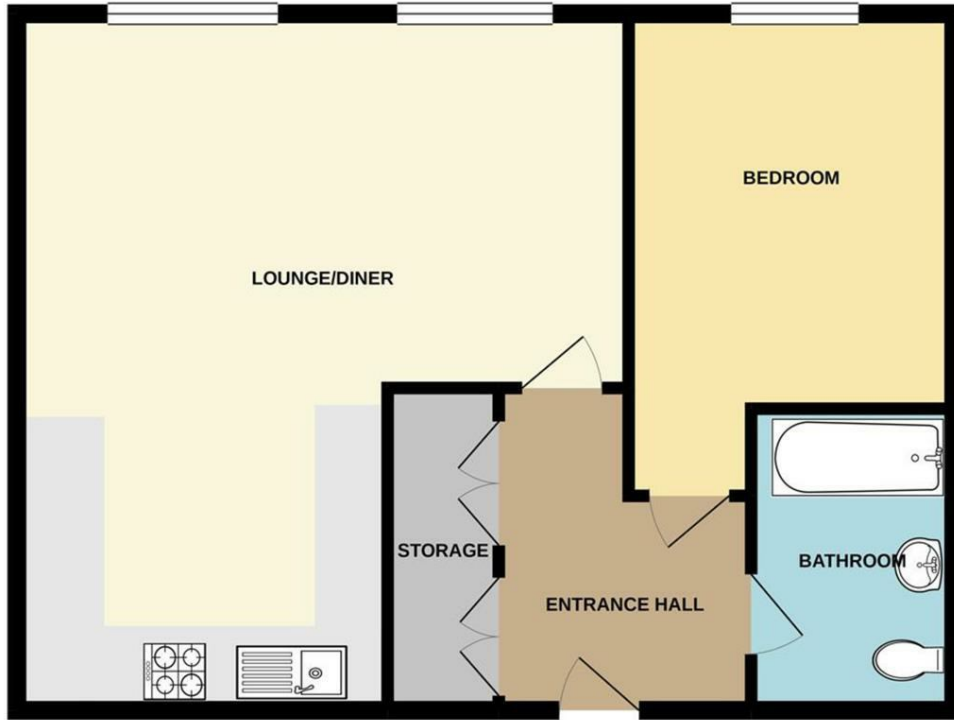
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GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



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		41	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.