



Cowslip Meadow,
Draycott, Derbyshire
DE72 3XE

Price Guide £120-125,000
Leasehold



A TWO BEDROOM, THIRD FLOOR APARTMENT FOUND IN THIS SOUGHT AFTER VILLAGE LOCATION AND SELLING WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market this third floor apartment in Draycott. Situated in the popular location of Cowslip Meadow, this apartment is ideal for first time buyer or buy to let investor. Draycott offers a variety of local shops and amenities in addition to be placed well for access to both Nottingham and Derby in addition to East Midlands Airport.

This apartment positioned on the top floor offers an allocated parking space and internal accommodation briefly compromises of a communal landing, entrance hall, lounge/diner, kitchen and two bedrooms with the master bedroom boasting an en suite shower,

Draycott village has a number of local shops and other amenities and facilities which include local schools for younger children, if required, there are further shopping facilities found in the nearby villages of Borrowash and Breaston which both have Co-op stores and the supermarkets and retail outlets found in Long Eaton area only a short drive away where there are Asda and Tesco superstores and there is a Sainsbury's at Pride Park which is a short drive down the A52. There are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside which includes Church Wilne and the transport links include J25 of the M11, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads which provide easy access to Nottingham, Derby and other East Midlands towns and cities.



Entrance

Door to the landing, built-in storage cupboard, loft access, storage heater and intercom phone.

Lounge/Diner

14' x 11'11" approx (4.27m x 3.63m approx)
Double glazed French doors leading to the Juliette balcony to the front, double glazed window, storage heater.

Kitchen

16'1" x 10'11" approx (4.90m x 3.33m approx)
Double glazed window to the front, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, part tiled walls, integrated electric oven, four ring induction hob, extractor over, laminate flooring, space for a fridge freezer, plumbing for a washing machine.

Bedroom 1

13'4" x 8'10" approx (4.06m x 2.69m approx)
Double glazed window to the rear, storage heater and door to:

En-Suite

Single shower cubicle with wall mounted shower, pedestal wash hand basin, low flush w.c., extractor fan.

Bedroom 2

9'9" x 9'9" approx (2.97m x 2.97m approx)
Double glazed window to the front, storage heater.

Bathroom

A three piece white suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., chrome heated towel rail and laminate flooring.

Outside

There is an allocated parking space.

Directions

Proceed out of Long Eaton along Derby Road and continue over the traffic island and through the village of Breaston and into Draycott. Turn right into Town End Road and left onto Cowslip Meadow.

8210AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 28mbps Superfast 80mbps

Ultrafast 1139mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

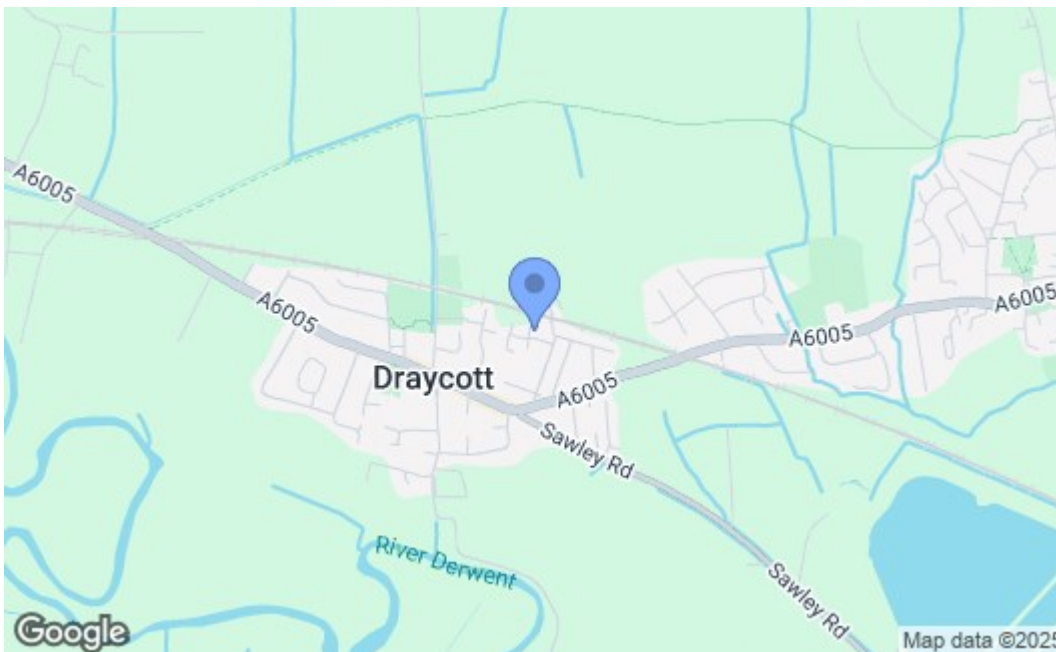
Agents Notes

The property is leasehold with a 155 year least from 1st November 2005.

There is a service charge currently of £2,065 per year, or roughly £172 a month which covers building maintenance, bin collection, insurance and fireproofing.

The ground rent is £180 annually or £90 every 6 months.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.