

Town End Road,
Draycott, Derbyshire
DE72 3PW

£170,000 Leasehold



A TWO BEDROOM GROUND FLOOR APARTMENT WITH THE MASTER BEDROOM HAVING AN EN-SUITE BATHROOM.

Robert Ellis are delighted to offer to the market this exquisite two-bedroom apartment, positioned on the ground floor of Victoria Mill, a Grade II listed building that once served as a lace factory, originally constructed between 1888 and 1907. This property perfectly marries the charm of its industrial past with contemporary living, offering a unique and stylish residence with stunning features. The property boasts an en-suite bathroom and main shower room and the living/dining kitchen offers a glorious open space with two large windows overlooking the car park whilst also having the added bonus of a Mezzanine. The property benefits from the convenience of a communal area that includes an elevator servicing all levels, ensuring easy access. The property also includes secure, electric-gated parking, offering peace of mind and convenience with allocated parking space. This apartment is perfect for those who appreciate historical architecture combined with modern amenities. Make this unique property your new home and experience the best of both worlds.

This glorious apartment is ideal for a first time buyer or buy to let investor and the internal accommodation briefly comprises of a communal hallway leading to the hallway, two bedrooms with an en-suite to the master, an open plan living/dining kitchen with a Mezzanine providing additional space and also a shower room off the hallway.

Draycott has a number of local shops while there are Co-op stores at both Borrowash and Breaston with further shopping facilities being found in Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets with there also being an Asda at Spondon, there are healthcare and sports facilities, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Communal Hall

Communal front entrance door into the hallway which leads to:

Entrance Hall

Laminate floor, intercom telephone, storage cupboards and doors to:

Living/Dining Area

18'9 x 12'8 approx (5.72m x 3.86m approx)

Laminate flooring, two windows to the front, storage cupboard.

Kitchen Area

10'5 x 8'6 approx (3.18m x 2.59m approx)

Wall and base units with work surfaces over, inset sink and drainer, integrated electric oven and four ring hob over, integrated fridge, dishwasher and washing machine. Stairs to:

First Floor Mezzanine

10'11 x 9'3 approx (3.33m x 2.82m approx)

Bedroom 1

11'2 x 11'9 approx (3.40m x 3.58m approx)

With a window to the front and a storage heater.

En-Suite Bathroom

Low flush w.c., tiled panelled bath, fully tiled walls, extractor fan, vanity wash hand basin and tiled floor.

Bedroom 2

8'5 x 11'8 approx (2.57m x 3.56m approx)

With a window to the front and a storage cupboard.

Shower Room

Single shower cubicle, low flush w.c., vanity wash hand basin, extractor fan, fully tiled walls and tiled flooring.

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.

8409AMCO

Agents Notes

The property is leasehold with a 125 year lease which commenced 1 Jan 2003.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 22mbps Superfast 80mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

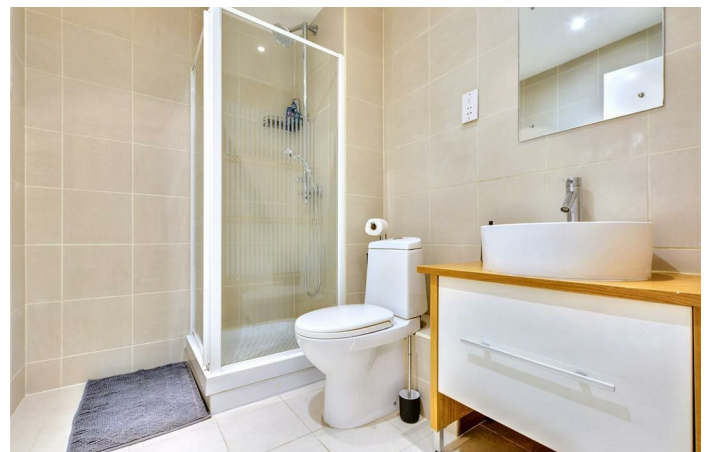
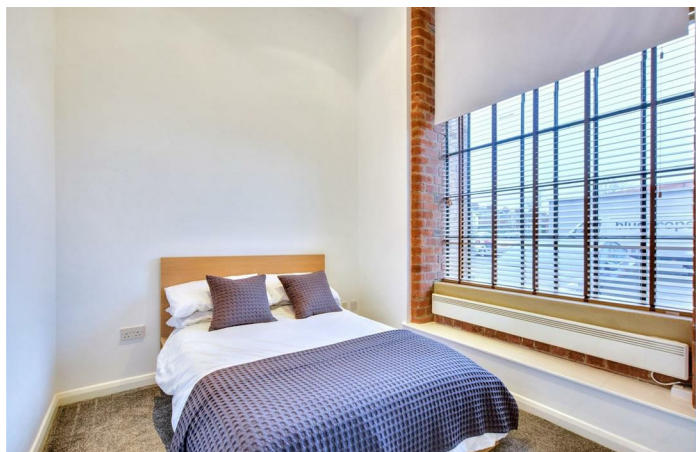
Flood Risk – No, surface water medium

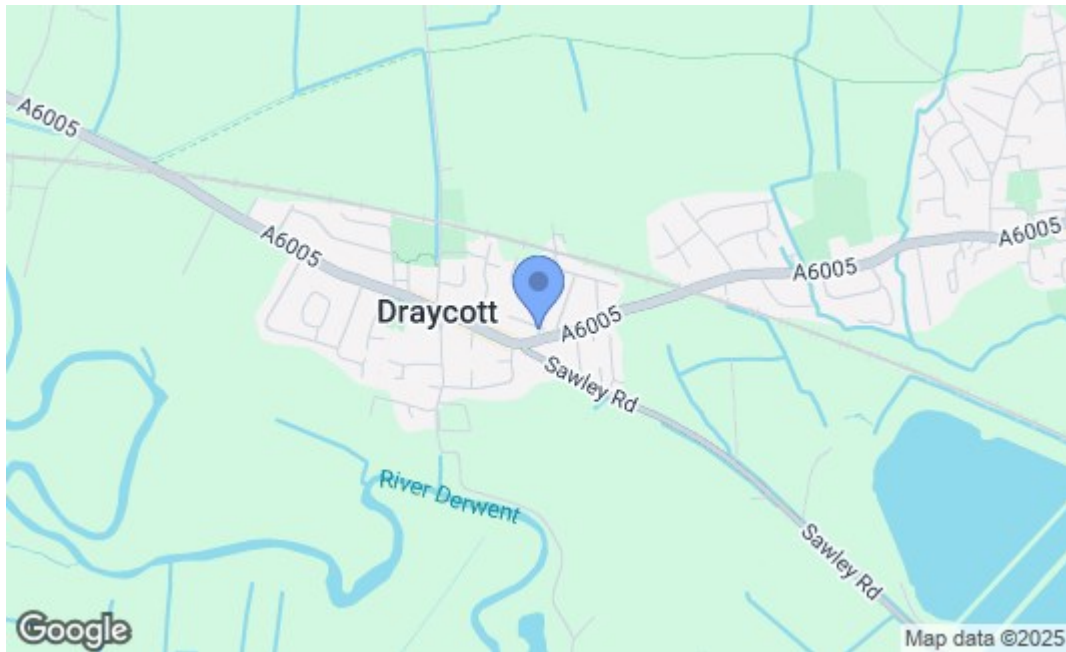
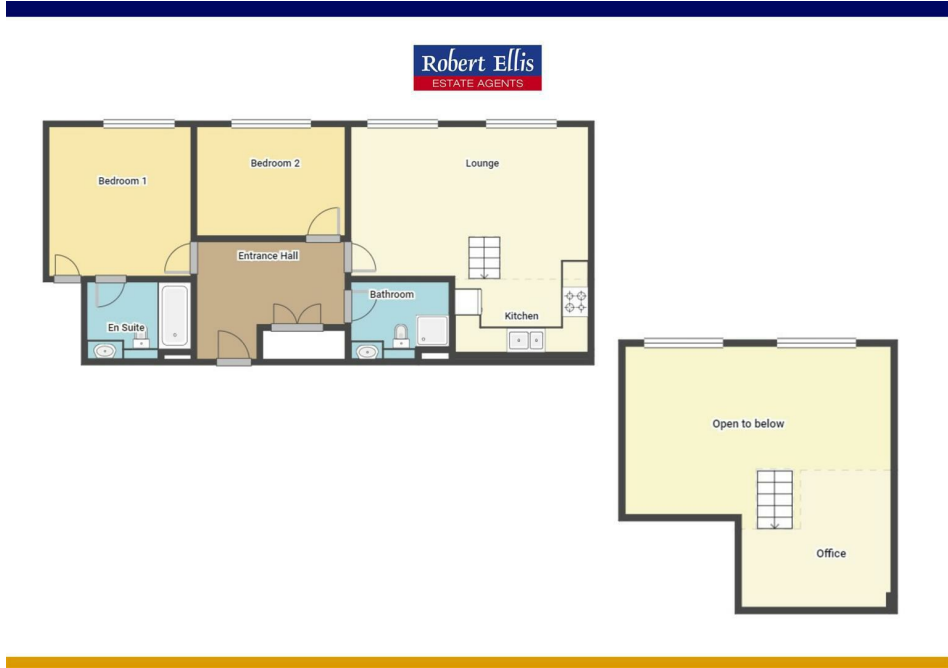
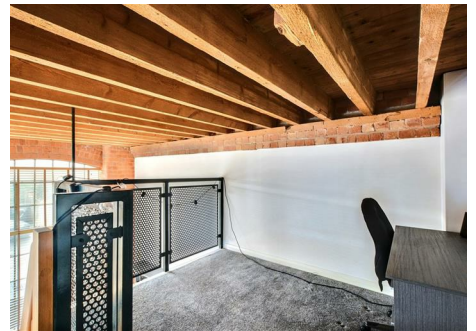
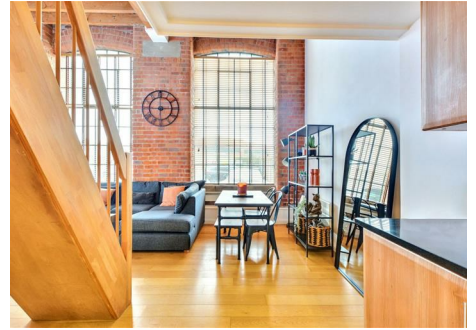
Flood Defenses – No

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) A			
(81-91) B			78
(69-80) C			
(55-68) D		53	
(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.