

Town End Road,  
Draycott, Derbyshire  
DE72 3PW

**£170,000 Leasehold**



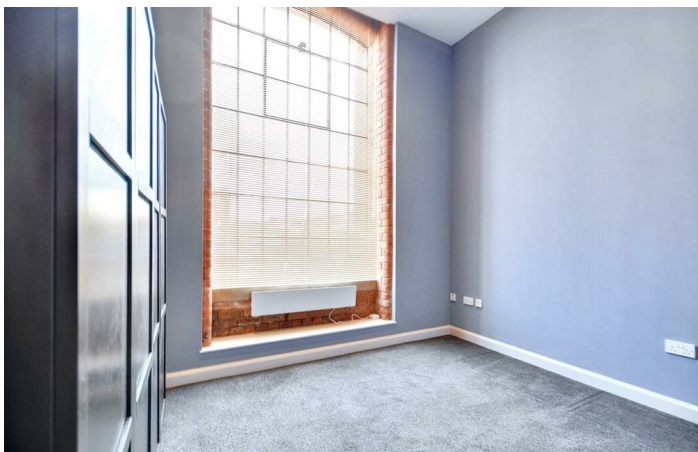


A TWO BEDROOM GROUND FLOOR APARTMENT GOUND IN THIS GRADE II LISTED BUILDING.

Robert Ellis are delighted to offer to the market this superb ground floor apartment situated in the sought after Grade II listed building of Victoria Mill in Draycott. The property offers all the character you'd expect within a converted mill building from high ceilings, large lead framed windows, exposed beams and brickwork. There is an open plan living kitchen diner with the huge bonus of a mezzanine providing a great space for an office, relaxing spot or gaming area. There is an en-suite to the master bedroom which is one of two double bedrooms. There is a telecom service in addition to beautiful communal entrances and the eye catching stair wells. There is one allocated car parking space securely locked at night behind electric gate.

The property offers a modern contemporary living within a beautiful converted building. In brief the ternal accommodation comprises of a communal area, hallway, living kitchen diner, mezzanine, two double bedrooms with an en-suite to the master and a main shower room.

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 Hall

Communal entrance leading to the entrance hall which has wooden flooring, telecom service, electric heater, storage cupboard and door to:

### Living/Kitchen Diner

18'2 max x 15'9 plus recess (5.54m max x 4.80m plus recess)

Two windows to the front, wooden flooring, three electric heaters.

### Kitchen Area

With a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, space for a fridge freezer, four ring induction hob, electric oven, overhead extractor.

### Mezzanine

15'1 x 9'2 approx (4.60m x 2.79m approx)

### Bedroom 1

9'1 x 12'1 approx (2.77m x 3.68m approx)

Window to the front and electric heater.

### En-Suite

Laminate flooring, double shower cubicle, extractor fan, vanity wash hand basin and low flush w.c.

### Bedroom 2

9'5 x 16'9 approx (2.87m x 5.11m approx)

Two windows to the front and electric heater.

### Shower Room

Single shower cubicle, pedestal wash hand basin sat on a surface with vanity cupboard under and mirror to the wall above, fully tiled walls and low flush w.c., towel radiator and tiled floor.

### 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.

8469AMCO

### Council Tax

Erewash Borough Council Band B

### Agents Notes

The property is leasehold with a 250 year lease which commenced 1st January 2004.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 22mbps Superfast 80mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

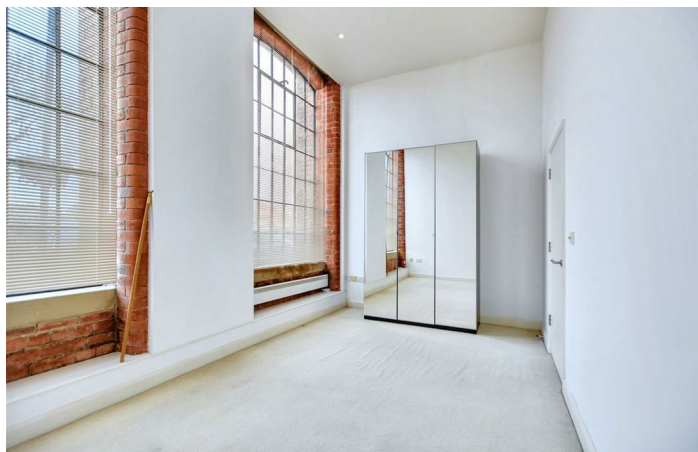
Flood Risk – No, surface water low

Flood Defenses – No

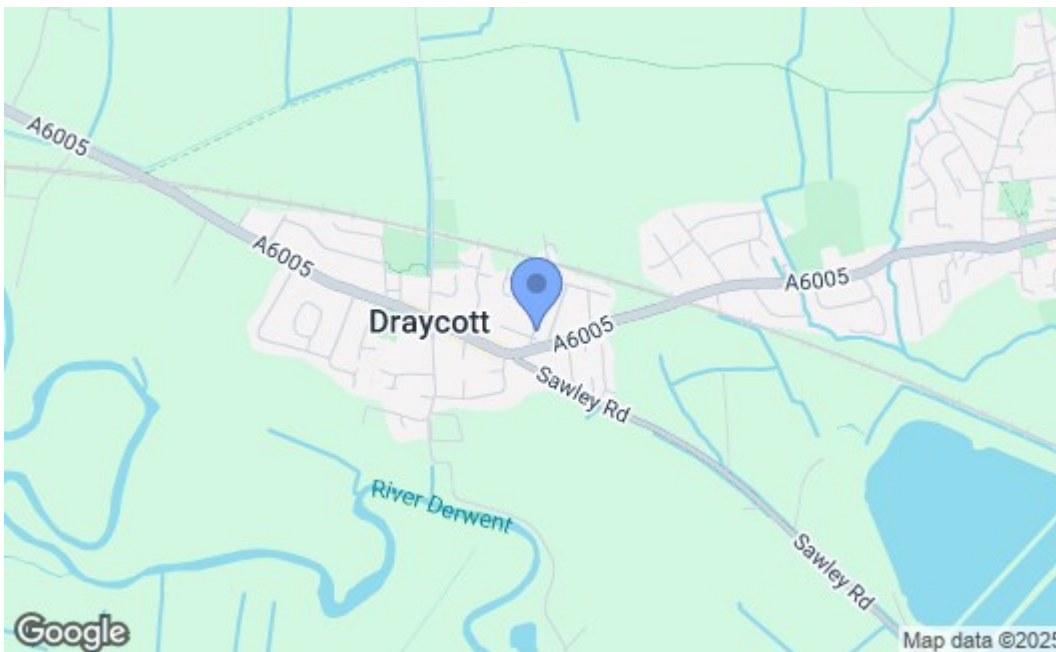
Non-Standard Construction – No

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			77
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.