

# Robert Ellis

*look no further...*



Market Street,  
Draycott, Derbyshire  
DE72 3NB

**Price Guide £190-200,000**  
**Leasehold**

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A SHOW-STOPPING, UNIQUE TWO DOUBLE BEDROOM APARTMENT WITH MEZZANINE LEVEL THAT HAS OPEN PLAN LIVING SPACE WITH NEWLY FITTED MODERN BATHROOM AND IS BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this amazing two double bedroom home which we feel will suit a whole range of buyers, from people looking to buy their first property which is within walking distance of the centre of Draycott or alternatively rent out. The property has many individual features from when it was originally a Mill building and includes a vaulted ceiling and feature cast iron glazed window and further Velux windows. The mezzanine level has in-built wardrobes on both sides and feature up-lighters, to frame the amazing space. There is a further balcony area, which could be used a separate office/living space. For the size and layout of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The location couldn't be any better, with Draycott is an award winning village with a number of local amenities and facilities with further shops being found in the nearby villages of Breaston and Borrowash as well as Long Eaton which is only a few minutes drive away.

The property is entered through a communal reception hall which serves just two properties and the front door to the property we are selling takes you into a reception hall, from which there are stairs leading to the living accommodation at the first floor level and doors into the two double bedrooms and bathroom. The open plan living space includes a lounge/sitting and dining areas and the kitchen is fitted with wall and base units and includes several appliances which will remain at the property when it is sold. The mill building was converted approximately 20 years ago by a well known local developer who created thirteen homes within the original mill building.

There are number of local shops in Draycott and these are only a couple of minutes walk away from the property, there are Co-op stores in both the villages of Breaston and Borrowash and main supermarkets in Long Eaton where there are Aldi, Tesco and Asda stores as well as many other retail outlets, if required there are schools for older children in Long Eaton and Sandiacre, 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 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

The property is entered through the communal hall, which serves three properties, and this has a large wood panelled door, and the apartment gas, electricity, and water meters are housed in the fitted cupboards with the mail box.

## Entrance Hall

Carpet flooring, ceiling light, storage cupboard, and stairs up to the first floor.

## Kitchen Area

12'2" x 9'8" (3.71m x 2.95m)

A very well equipped contemporary kitchen, with tiled flooring, Oak wall, drawer and base units to three walls, and an extended breakfast bar, black granite worktop, and splashbacks, integral Neff oven and Neff microwave above, Neff induction hob, under counter lighting with inset stainless steel flush 1 ½ bowl sink and drainer into the worktop, swan neck mixer tap, suspended lighting above, cupboard housing the combi boiler, wall mounted radiator, integral fridge and freezer, dishwasher and washing machine.

## Open Plan Living Dining Space

The open plan living space benefits from having the original feature cast iron windows to the front, a vaulted open ceiling, wall light points, three wall mounted radiators, chery hard wood flooring, and three Velux windows to ceiling, stairs leading up to the mezzanine, and a separate balcony area, doors to the two bedrooms, and the recently fitted bathroom.

## Bedroom One

16'6" x 8'3" (5.03m x 2.51m)

Original featured window to the rear elevation, wall mounted radiator, carpet flooring, and four wall lights.

## Bedroom Two

10'1" x 8'7" (3.07m x 2.62m)

With the feature window to the front elevation, carpet flooring, wall mounted double radiator, and two wall lights.

## Bathroom

6'6" x 6'4" (1.98m x 1.93m)

The contemporary newly fitted bathroom has many luxury fittings with grey tiled flooring and walls, black towel radiator, recessed LED ceiling spotlights, panelled bath with mains controlled shower over and further shower handset, and LED strip lighting below, a vanity mirrored area with shelving, and recessed ceiling spotlights above, wash-hand basin inset to vanity unit, and low-flush WC.

## Mezzanine

26'8" x 8'6" (8.13m x 2.59m )

This area is ideal for a home office or bedroom and has three Velux wooden windows, laminate flooring, six colour changing spotlights in the vaulted ceiling, in-built wardrobes to either side of the bed position, stairs down to into a separate balcony room space - (6'9" x 6'7"), which has wooden flooring, and plug points.

## Outside

The property includes a car parking space in the private car park.

## 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 left onto Market Street where Draycott Mill can be found on the right hand side.

8523MP

## 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 18mbps Superfast 80mbps

Phone Signal – EE, 02, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

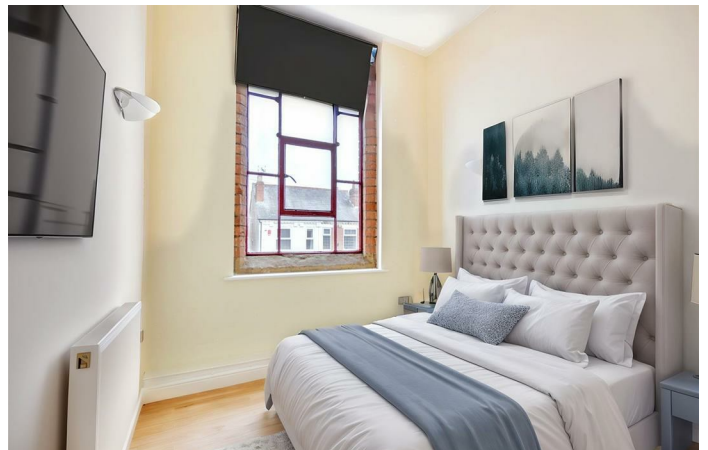
Any Legal Restrictions – No

Other Material Issues – No

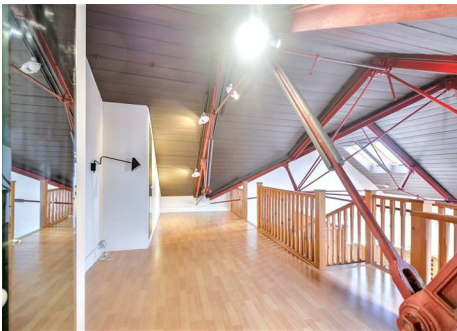
## Agents Notes

There are AI properties on this property.

The property is leasehold with a 125 year lease which commenced 1.1.03. The maintenance fee is £95 per month which covers buildings insurance, external and shared area maintenance etc. As an owner of the apartment you are required by the Lease to become a Shareholder and Director of DMMC and therefore essentially you become a freehold owner. There are 13 properties in DMMC and 13 corresponding shares.



Robert Ellis  
ESTATE AGENTS



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		
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		
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.