



Cowslip Meadow,  
Draycott, Derbyshire  
DE72 3XE

**£130,000 Leasehold**





A WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT, OFFERING APPROXIMATELY 731 SQ FT OF ACCOMMODATION AND BEING ONE OF THE LARGER AND MOST DESIRABLE LAYOUTS ON THE DEVELOPMENT.

Robert Ellis are pleased to bring to the market this spacious first floor apartment which has been recently decorated throughout and fitted with new carpets, making it ready to move straight into. The property offers well proportioned accommodation and would be ideal for a first time buyer or investor.

The accommodation comprises a generous open plan lounge and kitchen area, two bedrooms with the master benefitting from an en-suite, along with a separate bathroom. Externally, the property benefits from an allocated parking space and is positioned within a popular residential development. Being offered to the market with NO ONWARD CHAIN, this is an excellent opportunity for a straightforward purchase. An internal viewing is highly recommended to fully appreciate the size, layout and condition of this apartment.

Draycott has a number of local shops with more shops being found at Breaston and Borrowash where there are Co-op stores and at Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities, walks in the surrounding picturesque countryside and the 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 Entrance

Door to the front, stairs to the first floor and door to:

### Entrance Hall

Dimplex storage heater, storage cupboard and doors to:

### Lounge

12'9 x 12'1 approx (3.89m x 3.68m approx)

Two double glazed windows to the front, Dimplex storage heater, Juliette balcony with double glazed French doors to the front and double glazed windows with side, TV point.

### Kitchen

6'5 x 11'2 approx (1.96m x 3.40m approx)

Double glazed window to the rear, range of matching wall and base units with roll edged work surfaces over, integrated electric oven, four ring electric hob and extractor over, stainless steel sink and drainer, space for a fridge freezer, integrated washing machine, part tiled walls.

### Bedroom 1

11'9 x 8'6 plus recess approx (3.58m x 2.59m plus recess approx)

Double glazed window to the front, Dimplex storage heater. Door to:

### En-Suite

Low flush w.c., pedestal wash hand basin, single shower cubicle with mains fed shower, linoleum flooring and extractor fan.

### Bedroom 2

Double glazed window to the rear, Dimplex storage heater.

### Bathroom

6'10 x 5'7 approx (2.08m x 1.70m approx)

Chrome heated towel rail, low flush w.c., pedestal wash hand basin, panelled bath, linoleum flooring, extractor fan, part tiled walls, double glazed window to the side, shaver point.

### Outside

To the rear of the property there is an allocated parking space, communal entrance door with an intercom system.

### Directions

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

9202CO

### Agents Notes

The property is leasehold with a 155 year lease from 1.1.05

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 21mbps Superfast 80mbps

Ultrafast 1mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

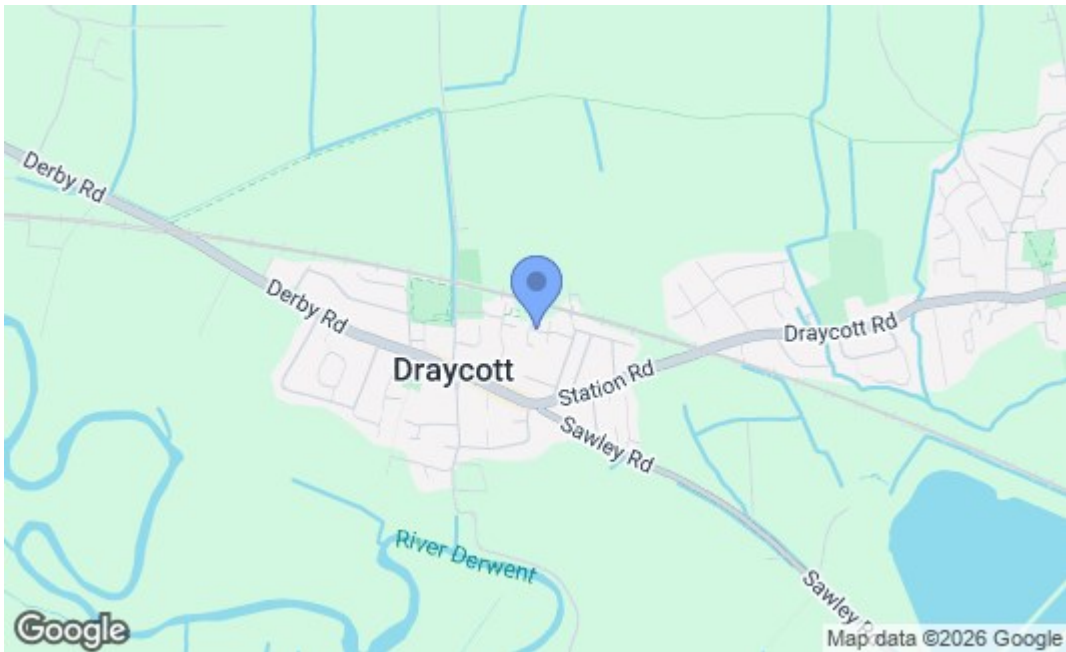
Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



| 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.