



Cowslip Meadow,  
Draycott, Derbyshire  
DE72 3XE

**£130,000 Leasehold**

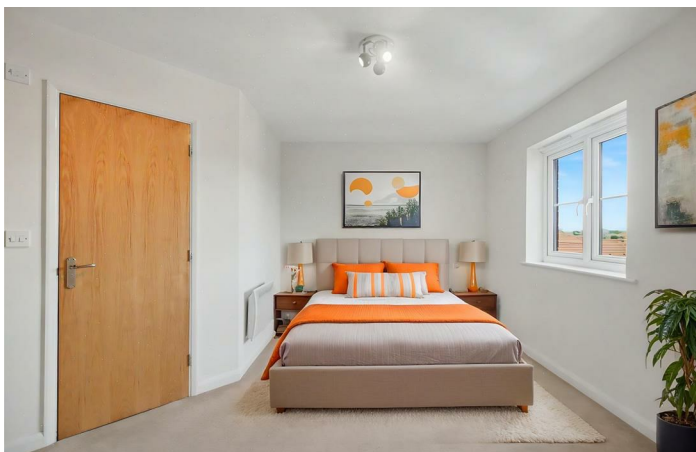


A TWO BEDROOM THIRD FLOOR APARTMENT SITUATED ON COWSLIP MEADOW WITHIN DRAYCOTT, OFFERING WELL PROPORTIONED ACCOMMODATION.

Robert Ellis are pleased to bring to the market this well presented apartment which would suit a range of buyers including first time purchasers and investors. The property comprises a lounge, fitted kitchen, two bedrooms with the master benefitting from an en-suite, along with a family bathroom.

The apartment also benefits from allocated parking and a telecom entry system, providing both convenience and security. Situated on Cowslip Meadow within Draycott, the property is well placed for local amenities, transport links and nearby countryside walks. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

Draycott has a number of local shops and schools for younger children with further shopping facilities being found at Breaston and Borrowash where there are Co-op convenience stores, Long Eaton is only a short drive away where there is are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links including J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



## Entrance

Communal entrance door, stairs leading to the third floor.

## Entrance Hall

Storage cupboard, storage heater, loft access hatch, cupboard housing the tank, telecom system and doors to the two bedrooms, living/dining kitchen and bathroom.

## Living/Dining Kitchen

### Lounge

12' x 14' approx (3.66m x 4.27m approx)

Double glazed patio doors with a Juliette balcony, storage heater, TV point, door to:

### Kitchen

10'8 x 10'7 approx (3.25m x 3.23m approx)

With matching wall and base units, four ring electric hob with extractor over, integrated electric oven, plumbing for a washing machine, stainless steel sink and drainer, space for a fridge freezer, part tiled walls, double glazed window to the front.

### Bedroom 1

14'7 x 10'3 approx (4.45m x 3.12m approx)

Double glazed window to the rear, storage heater.

### En-suite

Single shower cubicle with mains fed shower, extractor fan, pedestal wash hand basin, low flush w.c., chrome heated towel rail.

### Bedroom 2

9'9 x 9'8 approx (2.97m x 2.95m approx)

Double glazed window to the front, storage heater.

### Bathroom

Panelled bath, low flush w.c., pedestal wash hand basin, chrome heated towel rail, shaver point.

### 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.

9252CO

## Agents Notes

There are AI photos on this property.

The property is leasehold with a 155 year lease which commenced 1.11.05, There is a ground rent of £180 and service charge of approx £1,800 payable p.a.

## Council Tax

Erewash Borough Council B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 21mbps Superfast 80mbps

Ultrafast 1mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

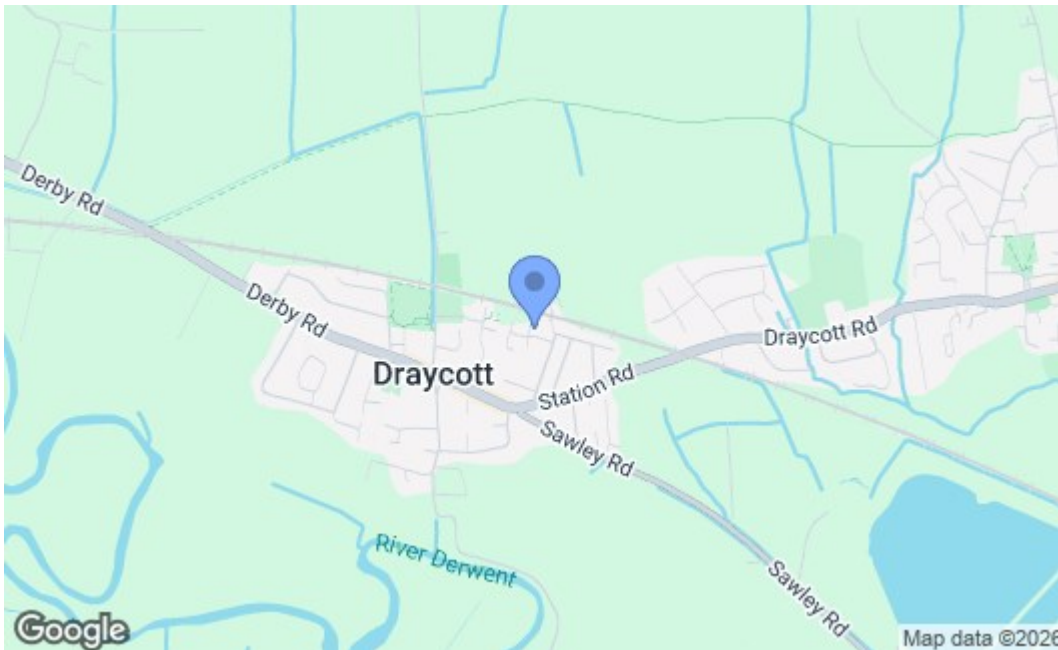
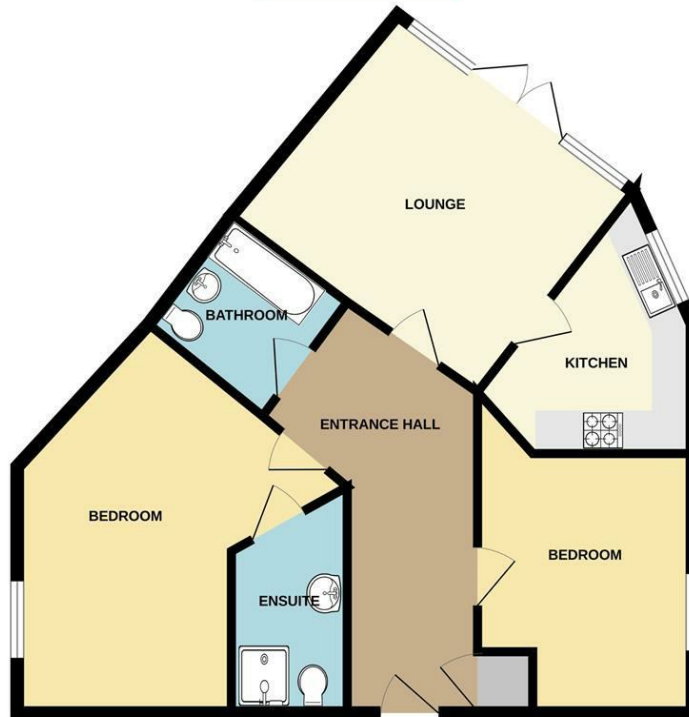
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**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		59	74
(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>		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			
<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.