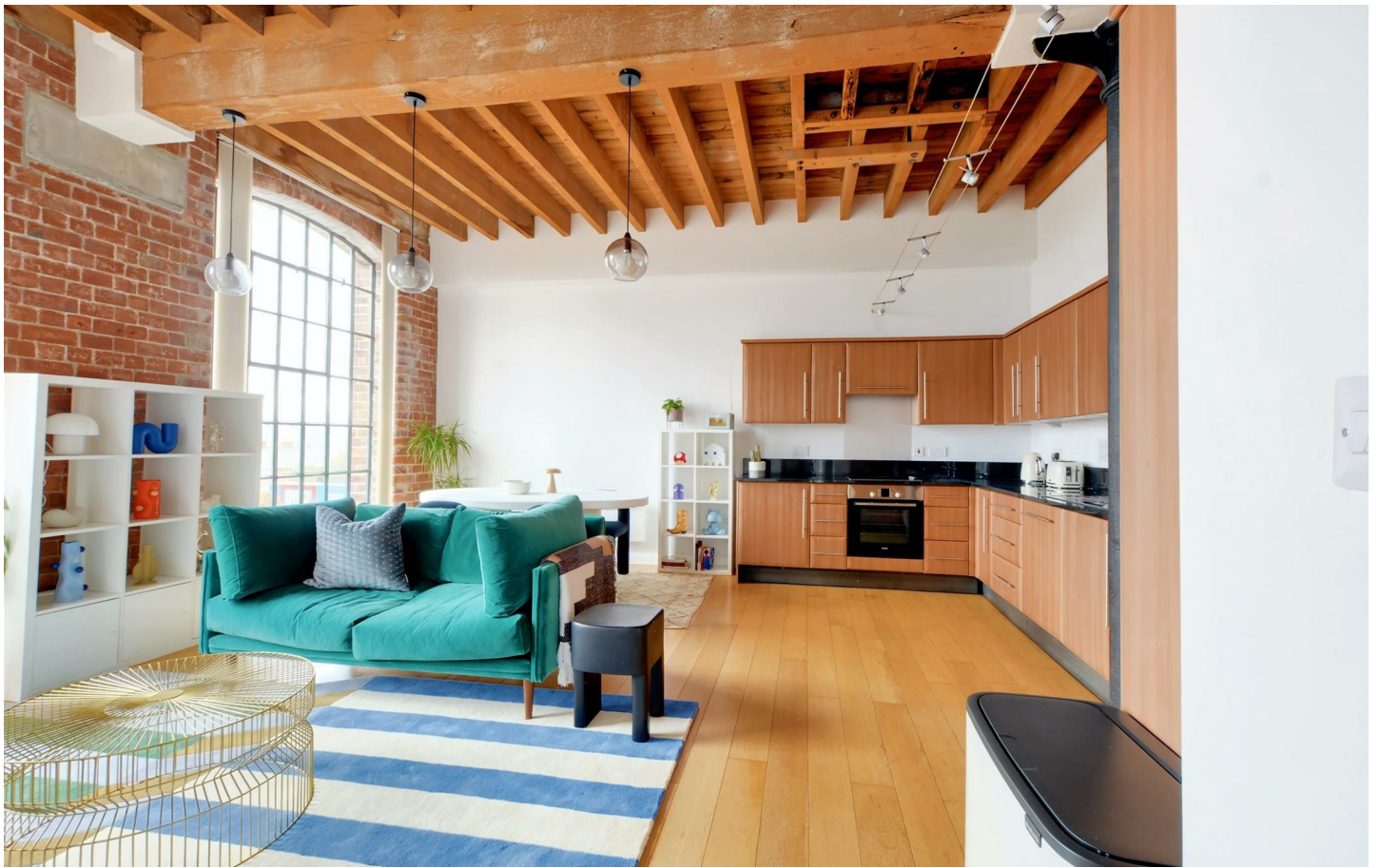


Town End Road,  
Draycott, Derbyshire  
DE72 3PW

**£160,000 Leasehold**

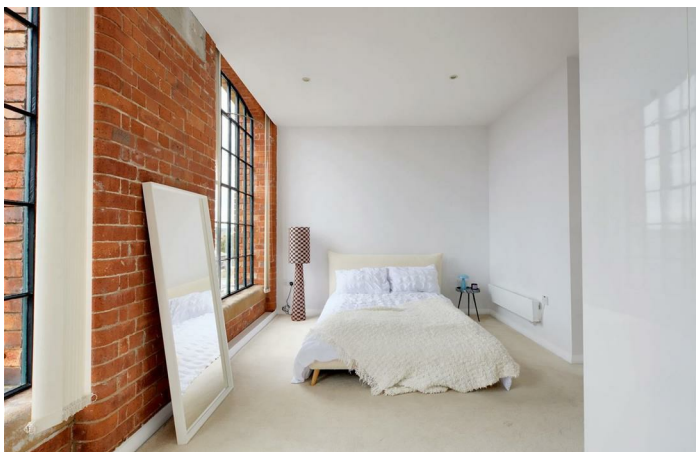


A TWO BEDROOM SECOND FLOOR APARTMENT FOUND IN THIS GRADE II LISTED BUILDING, IDEAL FOR THE FIRST TIME BUYER OR INVESTOR.

Robert Ellis are delighted to offer to the market this exquisite two bedroom apartment, nestled on the second 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 has benefited from a re-fitted en suite and main bathroom and the living/dining kitchen offers a glorious open space with two large windows overlooking the car park. There is a delightful master bedroom which is a fantastic size, boasting two original windows and an en-suite bathroom. 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.

The property boasts over 900sqft of living accommodation and accommodation briefly comprises of a communal entrance with stairs and elevator leading to the apartment on the second floor. There is an entrance hallway boasting a telecom service, living/dining kitchen, two double bedrooms with the master bedroom offering an en suite bathroom and a main shower room. The property offers no onward chain and internal viewing is highly recommended.

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, Lidl 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.



### Entrance Hallway

Front entrance door, storage cupboard, wooden flooring, electric heater, telecom service, spotlights to the ceiling and doors to:

### Living/Dining Kitchen

19'1 x 18'2 approx (5.82m x 5.54m approx)

### Lounge Area

Two original windows overlooking the car park, wooden flooring, beams to the ceiling, exposed brick walls and wall mounted heaters.

### Kitchen Area

Matching wall and base units with work surfaces over, inset sink and drainer, integrated electric Bosch oven, four ring induction hob and extractor over, integrated fridge freezer and dishwasher.

### Bedroom 1

16'11 max x 10'8 plus recess approx (5.16m max x 3.25m plus recess approx)

Two windows to the front, two storage heaters, fitted wardrobes and a built-in storage cupboard.

### En-Suite Bathroom

Panelled bath with shower over, low flush w.c., vanity wash hand basin with circular sink and wall mounted heater towel rail.

### Bedroom 2

10'6 x 12'7 approx (3.20m x 3.84m approx)

Window to the front and a storage heater.

### Shower Room

Vanity wash hand basin, single shower cubicle, part tiled walls, wall mounted heater towel rail and low flush w.c.

### 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.

8093AMCO

### Council Tax

Erewash Borough Council Band B

### 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

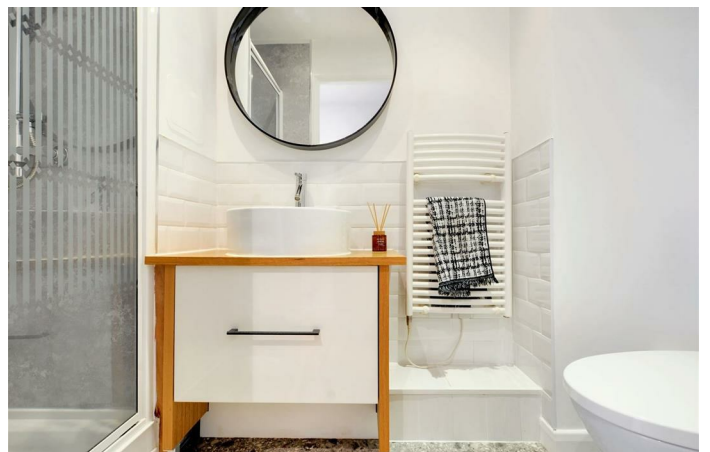
Non-Standard Construction – No

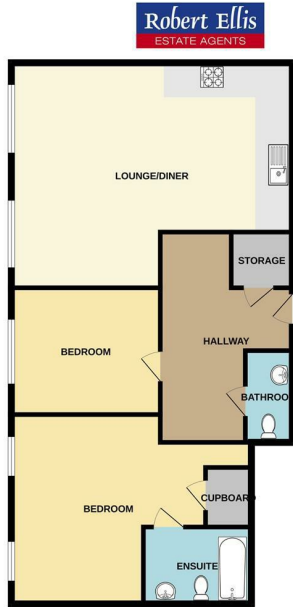
Any Legal Restrictions – No

Other Material Issues – No

### Agents Notes

The property is leasehold with a 125 year lease which commenced 1st January 2006. There is a ground rent of £140 p.a. and a £2,132 service charge payable p.a.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.