Robert Ellis

look no further...

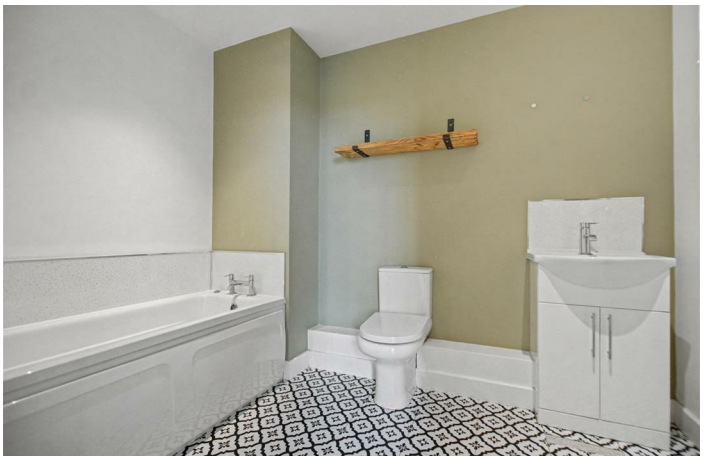
Town End Road,
Draycott, Derby
DE72 3PW

O/O £145,000 Freehold

A SPACIOUS TWO BEDROOM FIRST-FLOOR APARTMENT SET WITHIN THE PRESTIGIOUS GRADE II LISTED VICTORIA MILL, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.
Robert Ellis are pleased to present this impressive apartment, which beautifully combines period character with modern living. The accommodation comprises a generous open-plan lounge and kitchen complete with integrated appliances, two well-proportioned bedrooms, and a stylish contemporary bathroom, with the principal bedroom benefiting from an en-suite. The property further benefits from an allocated parking space, making it an excellent opportunity for both owner-occupiers and investors.. Quite simply superb with SECURE GATED COMMUNAL PARKING AREA with keypad access, the building also benefits from a LIFT to all floors, and feature stone spiral communal stairway.

Victoria Mill is located in the heart of the ever popular village of Draycott within walking distance of the local shops, amenities and schooling with numerous walks in the countryside close to hand. The property benefits from many security features such as communal secure parking area, secure entry door system and a lift to all floors, feature stone spiral communal stairway leading to each level. The property is located on the West side of the mill and benefits from having quality fixtures and fittings with neutral decor throughout and in brief the accommodation comprises of entrance hallway with built-in storage cupboard housing heating system, two double bedrooms with the master benefiting from an EN-SUITE BATHROOM, separate family shower room and open plan living/dining kitchen with high quality units and granite work surfaces over.

Draycott village has a number of local shops with Co-op stores being found in the nearby villages of Borrowash and Breaston with Tesco and Asda superstores and other retail outlets at Long Eaton, an Asda at Spondon and a Sainsbury's and Costco at Pride Park. There are schools for older children in Sandiacre and Long Eaton, healthcare and sports facilities which include several local golf courses, walks around the surrounding countryside including Church Wilne and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance
The property is situated on the first floor within Victoria Mill and is accessed via the communal entrance door and staircase positioned in the middle of the mill building and as you enter the main entrance door you take the stairs to the first floor level, go through the internal doors to the main landing area and turn right continuing to the end of the landing with the entrance door to the apartment being on the right hand side.

Entrance Hall
17'7 x 7'7 approx (5.36m x 2.31m approx)
As you enter the apartment there is a double built-in cupboard housing the main hot water tank and provides excellent storage space, quality laminate flooring, two exposed feature cast iron posts and recessed lighting to the ceiling.

Open Plan Lounge/Kitchen Diner
16'9 x 17'9 approx (5.11m x 5.41m approx)
The open plan lounge area has two original feature windows to the main external wall which has exposed brickwork, there is a beam to the ceiling and two wall mounted heaters.

The kitchen consists of white gloss handle-less soft closing all, drawer and base units and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has ranges of cupboards, an integrated washing machine, drawers and oven below, upright integrated fridge/freezer, matching eye level wall cupboards, fitted wooden breakfast bar which extends round an original cast iron post with a matching shelf to one wall and recessed lighting to the ceiling.

Bedroom 1
16' x 10'6 approx (4.88m x 3.20m approx)
Feature original window to the side, exposed brickwork, wooden eye level shelf and a wall mounted heater, carpeted flooring and door to the en-suite bathroom.

En-Suite Bathroom
6'6 x 6'6 approx (1.98m x 1.98m approx)
The bathroom to the main bedroom has a white suite including a panelled bath with a mixer tap and a splashback, low flush w.c. and hand basin with mixer tap, splashback and double cupboard below, feature original cast iron pillar, chrome heated towel rail, recessed lighting to the ceiling, feature wooden shelf and an X-pelair fan.

Bedroom 2
11' x 8'6 approx (3.35m x 2.59m approx)
With Feature original window to the side, exposed brickwork, wooden eye level shelf and a wall mounted heater, carpeted flooring.

Shower Room
9'5 x 6'2 approx (2.87m x 1.88m approx)
The shower room has a corner shower with a mains flow shower system, boarding to two walls and curved glazed doors and protective screens, low flush w.c. and hand basin with a mixer tap, splashback and a double cupboard below, chrome towel heater, recessed lighting to the ceiling and an X-pelair fan.

Outside
There is a designated parking space in the car park positioned at the side of the mill building which has vehicle and pedestrian access out onto the side road, which is visible from the apartment.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and over the railway line 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 of Town End Road with the communal entrance being signposted through the car park.
9188CO

Agents Notes
The property is leasehold and has a 250 year lease which commenced on 1st January 2004. There is a ground rent of £250 p.a. and a service charge £1100 paid twice yearly
There are AI photos on this property.

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, Three, 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

Robert Ellis
ESTATE AGENTS

66 VICTORIA MILL, TOWN END ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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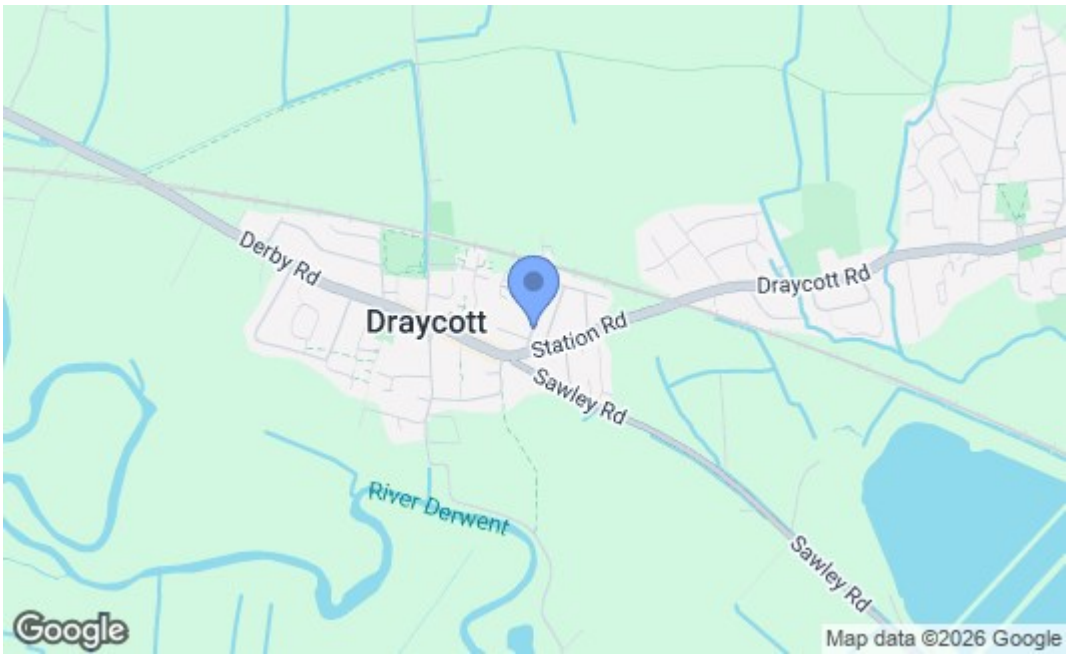

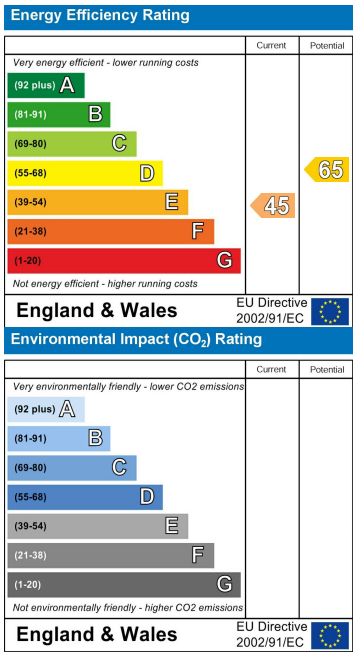

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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