



Flat 4, Liffey House Shelmory Close, Allenton, Derby, DE24 9JJ

£94,950



A freshly refurbished and spacious one bedroom first floor flat with garage located within close proximity to Allenton shopping area and attractively offered for sale with no chain.



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DIRECTIONS

Proceed through Allenton shopping area heading towards Chellaston, turning right on Shelmory Close, just after the newsagents.

The property would be an ideal first time buy, downsize or buy to let investment. The property has been successfully rented in the past.

Internally the gas centrally heated, UPVC double glazed accommodation is newly carpeted and freshly decorated which comprises, hallway with cupboards, large lounge, fitted kitchen, double bedroom and new bathroom with shower over bath.

The two flat buildings on Liffey Close are pleasantly surrounded by lawned gardens, street and bay parking along with a garage within a block.

The property is ideally located for ease of access into Allenton high street where there is an impressive range of shopping facilities.

ACCOMMODATION

COMMUNAL HALLWAY

Secure door with intercom, stairs to all floors.

FIRST FLOOR

HALLWAY

Entering the apartment through an attractive solid timber panelled front door, newly

carpeted, double cloaks cupboard, additional cupboard potentially suitable as a utility area, radiator.

KITCHEN

7'6" x 6'11" (2.29m x 2.11m)

Smartly appointed with an excellent and plentiful range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, stainless steel sink and drainer, free standing gas cooker extractor fan, space for a washing machine, UPVC double glazed window and wall mounted boiler.

LOUNGE

13' x 11'4" (3.96m x 3.45m)

Spacious having a large UPVC double glazed window to the front elevation, newly carpeted, media connections and radiator.

BEDROOM

13' x 8'9" (3.96m x 2.67m)

A spacious double bedroom positioned to the rear of the building having a large UPVC double glazed window, newly carpeted and radiator.

BATHROOM

6'2" x 5'5" + lobby (1.88m x 1.65m + lobby)

Appointed with a brand new suite comprising a panelled bath with screen and shower over, wash basin sat on a vanity unit and WC, tiled walls, UPVC double glazed window and radiator.

OUTSIDE

The two flat buildings on Liffey Close are pleasantly surrounded by lawned gardens, street and bay parking along with a garage within a block.

PLEASE NOTE

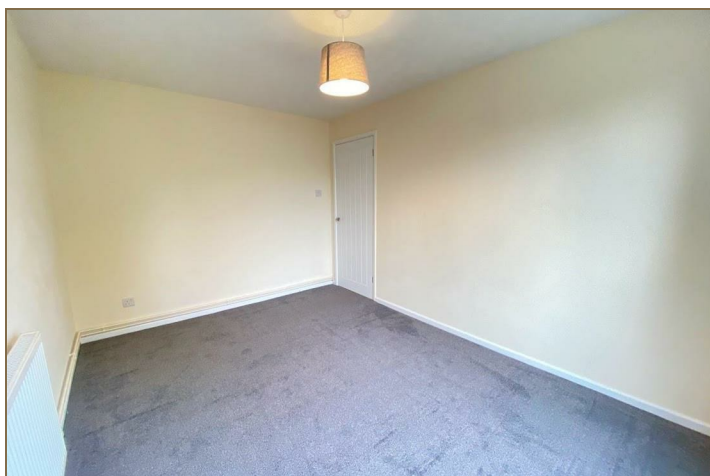
Liffey House had a complete new roof with insulation within the last two years.

LEASE DETAILS

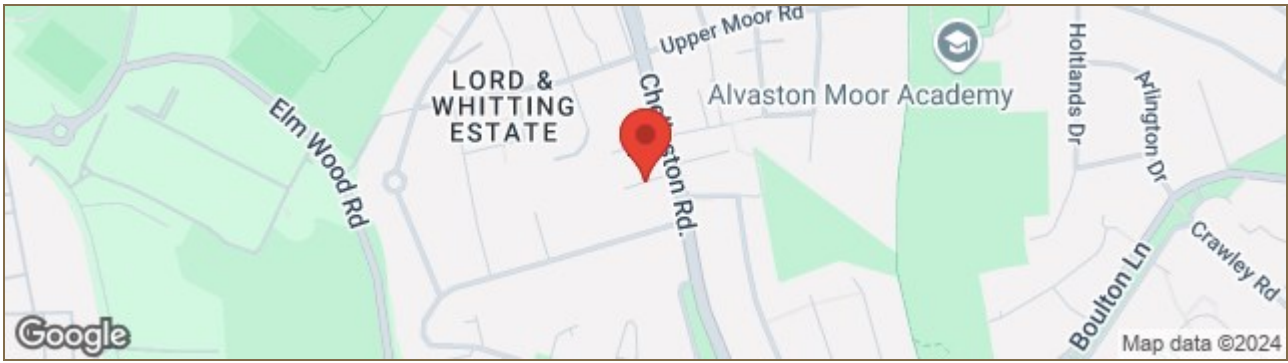
Peppercorn ground rent of £14 per year.

Communal management fees of £51.50 per calendar month

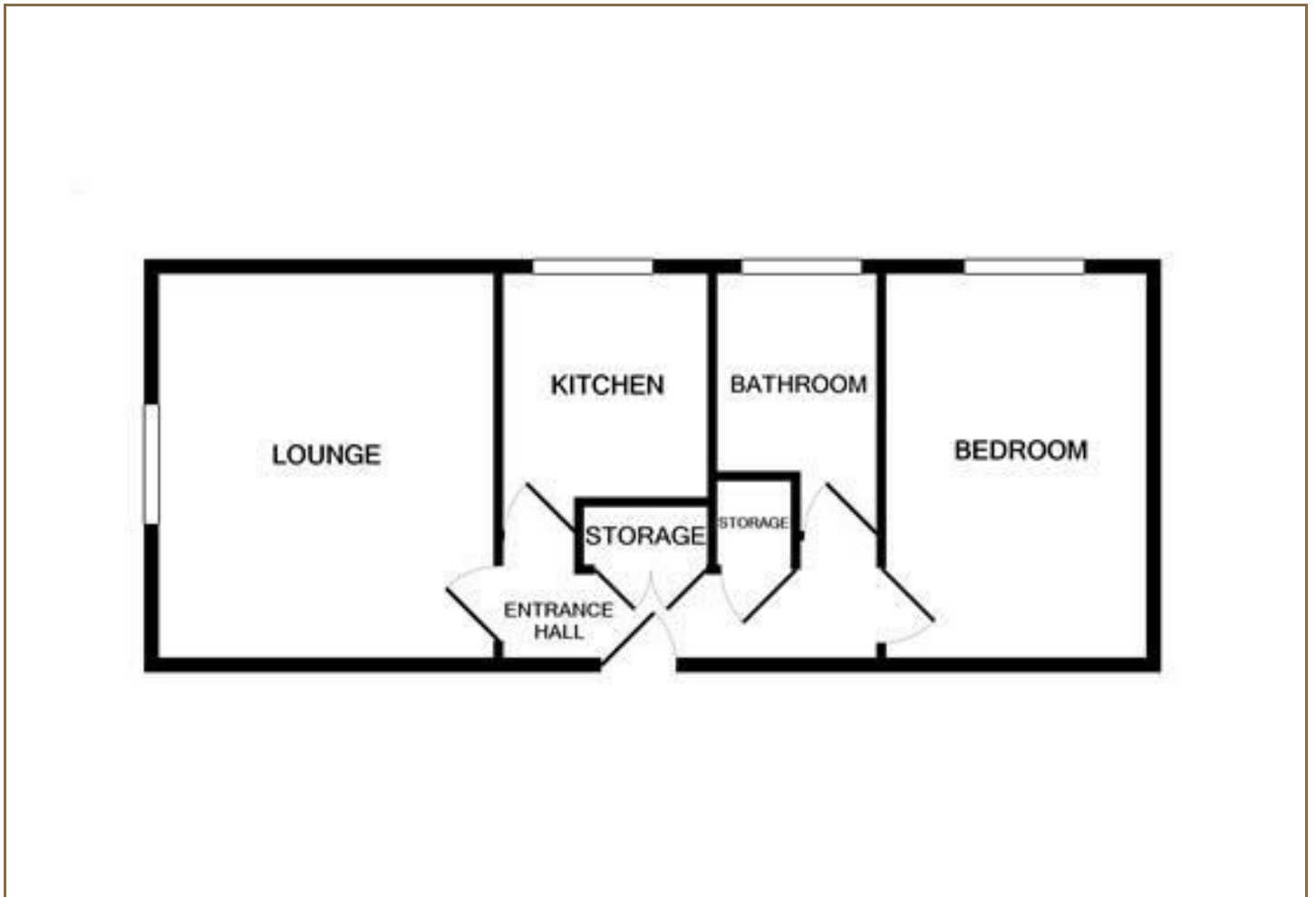
999 lease from 1971.



Road Map



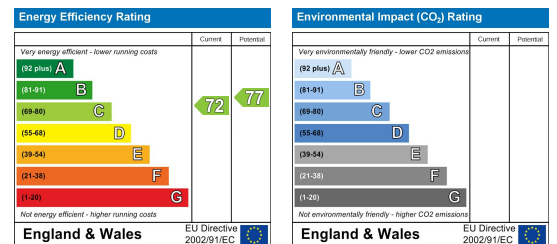
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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