

# SHELMORY CLOSE, DERBY

PRICE £750 PER MONTH

1 BEDROOM | 1 BATHROOM | 1 RECEPTION



# WELCOME TO SHELMORY CLOSE

SPACIOUS ONE BEDROOM APARTMENT – AVAILABLE NOW – This well proportioned first floor apartment at Liffey House, Allenton, offers comfortable, convenient living in a location well suited to professionals. With a spacious lounge, modern kitchen and generous double bedroom, the property provides an appealing balance of practicality and space. Additional storage is available within the entrance hallway, while a separate utility cupboard adds further convenience. Outside, residents benefit from communal parking and shared garden areas. Ideally positioned for access to Derby City Centre and several major local employers, this apartment is an excellent option for anyone seeking a well located home with everyday amenities within easy reach.

# THE DETAIL

Situated on the first floor of Liffey House, this one bedroom apartment offers a practical layout with well-proportioned accommodation throughout. The entrance hallway provides a welcoming arrival and benefits from a double storage cupboard, together with a separate utility cupboard for additional household storage.

The spacious lounge offers plenty of room to arrange comfortable seating and a dining area, creating a versatile space for relaxing or entertaining. The modern kitchen provides a dedicated area for meal preparation, while the good sized double bedroom offers a comfortable retreat at the end of the day. Completing the accommodation is a well presented bathroom.

Externally, the property benefits from communal parking and shared garden areas, providing useful outdoor space for residents. With its convenient layout, additional storage and appealing location, this apartment is well suited to a single professional or couple seeking straightforward, comfortable living.

The property is available now.

The Location

Liffey House is situated in Allenton, a popular residential area of Derby offering convenient access to a range of local shops, supermarkets and everyday amenities. Derby City Centre is within easy reach, providing a wider choice of shopping, restaurants, cafés and leisure facilities.

The location is particularly convenient for professionals

CB+CO






working at Royal Derby Hospital, Rolls Royce and Bombardier, with road links connecting the area to key employment destinations across Derby and the surrounding region. Local bus services provide options for travelling into the city centre and other parts of Derby, while the wider road network offers access to the A50 and A38 for journeys further afield.

With its practical position close to amenities, employment hubs and transport links, Allenton offers a convenient base for day to day living.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS). Landlord ID: 4777942

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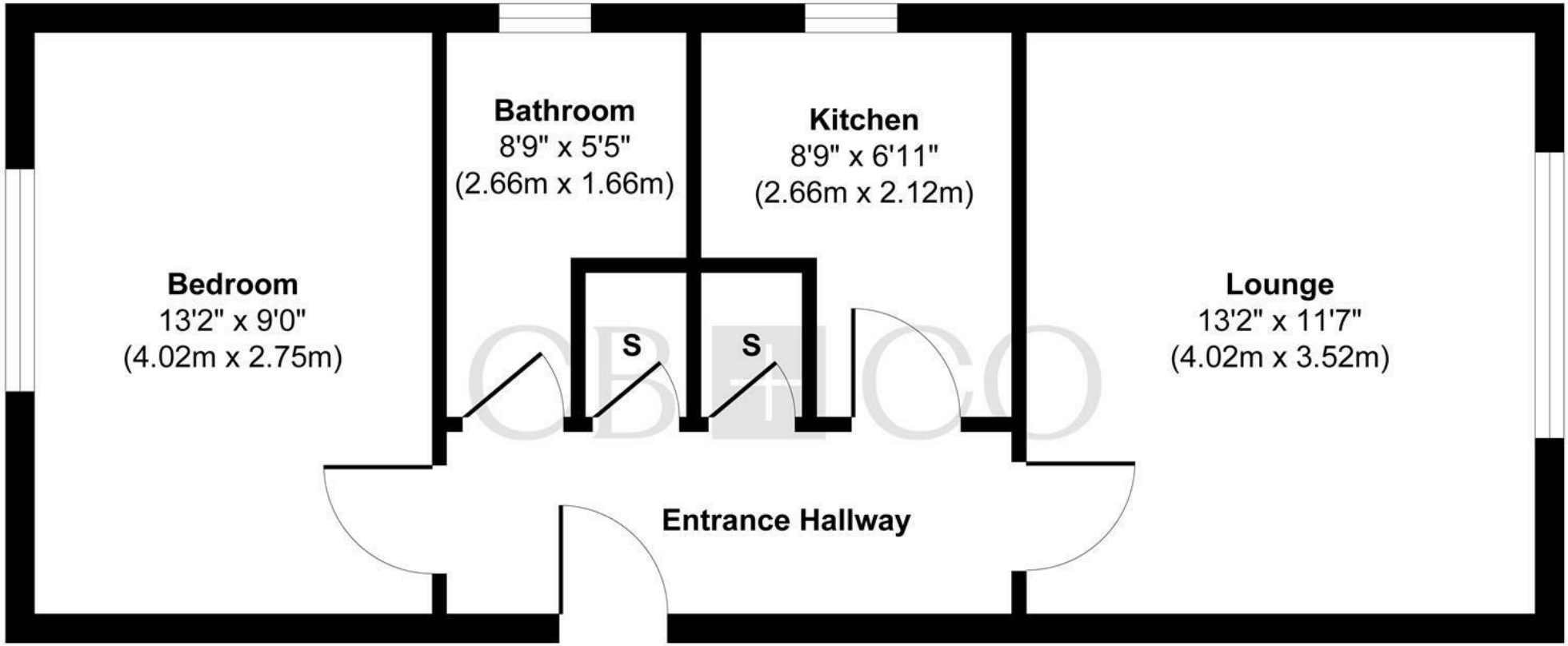







LIFFEY HOUSE

# Liffey House, Shelmory Close, Derby, DE24 9JJ




## Floor Plan

**Approx. Gross Internal Floor Area 449 sq. ft / 41.72 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# THE PARTICULARS

APPROX

sq ft

EPC RATING

C

COUNCIL TAX BAND

- Spacious One Bedroom First Floor Apartment
- Available Now
- Modern Kitchen
- Generous Double Bedroom
- Spacious Lounge
- Well Presented Bathroom
- Entrance Hallway With Double Storage Cupboard
- Separate Utility Storage Cupboard
- Communal Parking And Shared Garden Areas
- Convenient Location For Derby City Centre, Royal Derby Hospital, Rolls Royce And Bombardier

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DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

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MICKLEOVER

THE STUDIO

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Derby,
DE3 9GH

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