

# SHELMORY CLOSE, ALLENTON, DERBY

PRICE £750 PER MONTH

1 BEDROOM | 1 BATHROOM | 1 RECEPTION




# WELCOME TO SHELMORY CLOSE

WELL-PRESENTED ONE BEDROOM GROUND FLOOR FLAT WITH COMMUNAL GARDEN VIEWS - This well proportioned one bedroom ground floor flat offers comfortable and practical accommodation, making it an ideal choice for an individual or couple looking for a convenient and easy-to-maintain home.

The property provides a welcoming hallway with useful storage, a fitted kitchen, spacious lounge diner and a generous double bedroom, with the principal living spaces enjoying pleasant views across the communal green space. The bathroom is fitted with a three-piece suite and benefits from tiled walls and flooring, while electric heating is installed throughout.

A useful feature for tenants is the secure key-code access to the building, providing added peace of mind, while the communal grounds create a pleasant outlook from the property. There is also a small car park available on a first come, first served basis, offering convenient parking for residents. The property is well positioned for access to local amenities and Derby city centre.

# THE DETAIL

Accessed via secure key-code entry, the property opens into a welcoming hallway with laminate flooring and useful storage cupboards, together with space for shoes and everyday belongings. From here, the accommodation flows naturally through to the principal living areas.

The kitchen is fitted with tiled flooring and a range of units, incorporating an integrated oven and gas hob. There is designated space for both a fridge freezer and washing machine, while a window overlooks the communal garden, providing a pleasant outlook and natural light.

The lounge diner is a well-sized reception room with carpeted flooring and a large window overlooking the communal green space. There is ample room for both relaxing and dining, creating a comfortable and versatile setting for everyday living.

The double bedroom is a particularly generous room, again benefiting from carpeted flooring and a large window overlooking the communal green space. The bathroom is fitted with tiled walls and flooring and includes a bath with electric shower over, wash basin, WC and heated towel rail.

The property benefits from electric heating throughout, providing a practical heating solution, while the secure communal entrance offers added convenience for residents. Externally, there is a small car park serving the development, with parking available on a first come, first served basis.

CB+CO





The Location

Situated within Allenton, the property provides convenient access to a range of everyday amenities, including local shops, supermarkets, services and public transport connections. Derby city centre is also readily accessible, offering a wide choice of shopping, leisure, dining and employment opportunities. The location provides a practical base for tenants looking for a well-connected home with local facilities close by.

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

CB+CO

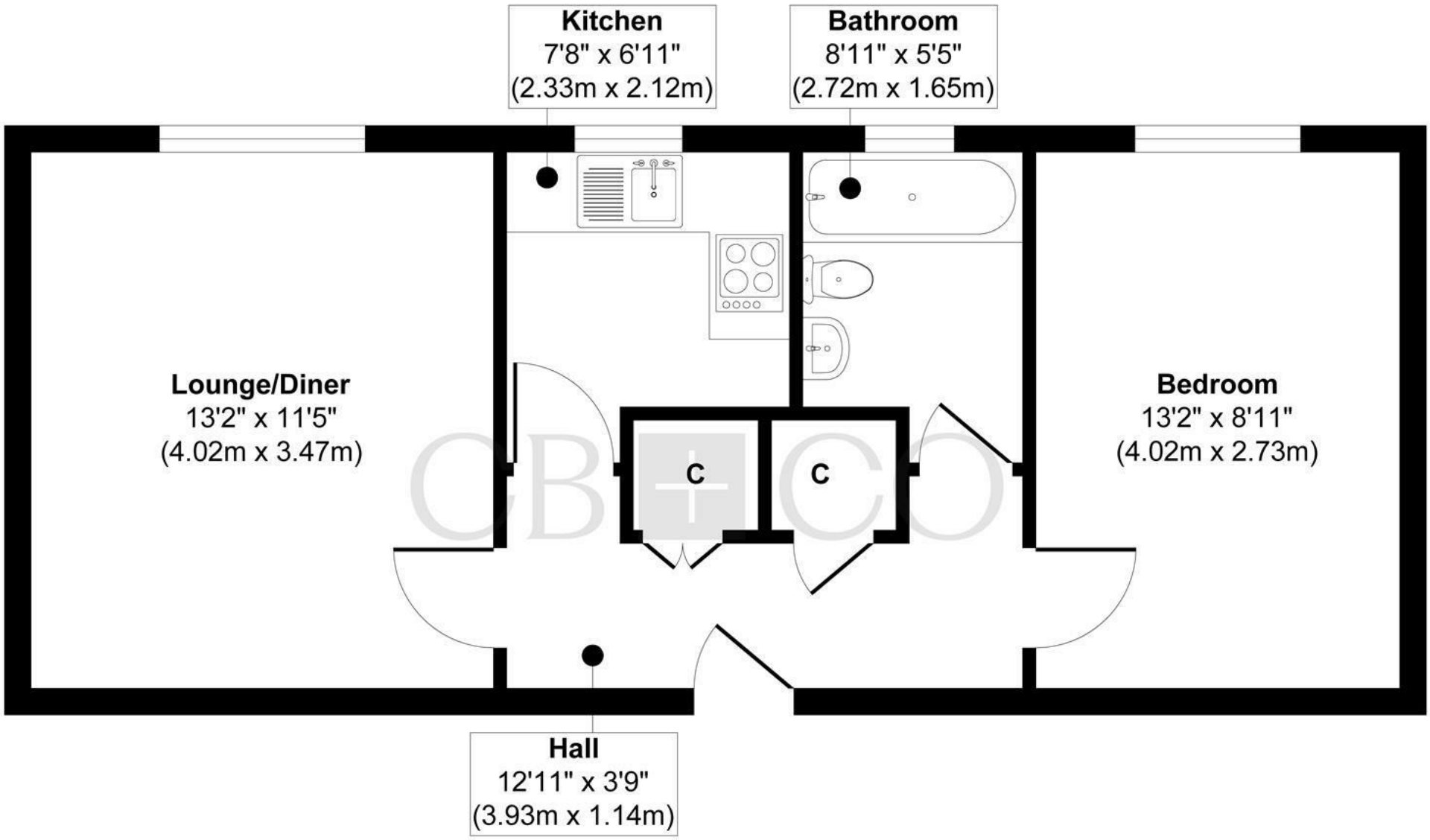








# Slaney Houses




## Floor Plan

**Approx. Gross Internal Floor Area 444 sq. ft / 41.28 sq. m**

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

Produced by Elements Property

# THE PARTICULARS

APPROX

452.09 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- One Bedroom Ground Floor Flat Offering Comfortable Rental Accommodation
- Well Proportioned Layout With Practical And Easy To Maintain Living Space
- Fitted Kitchen With Integrated Oven, Gas Hob And Tiled Flooring
- Spacious Lounge Diner With Large Window Overlooking Communal Green Space
- Secure Key-Code Access To The Communal Entrance
- Communal Garden And Green Space Providing Pleasant Views From The Property
- Small Car Park Available On A First Come, First Served Basis
- Convenient Allenton Location With Local Shops And Amenities Nearby
- Easy Access To Derby City Centre And Wider Transport Connections
- Welcoming Hallway With Laminate Flooring And Useful Storage Cupboards

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DARLEY ABBEY MILLS

THE MILLS

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Darley Abbey Mills
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MICKLEOVER

THE STUDIO

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