ABODE
SALES & LETTINGS

Sheldon Court, Shelton Lock, Derbyshire, DE24 9QR

£90,000



https://www.abodemidlands.co.uk/







**** IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY **** PRIVATE ENTRANCE ****

This first floor property offers accommodation comprising a lounge diner, fitted kitchen, one double bedroom, and a bathroom. Externally, the property benefits from communal gardens and residents parking.

Situated in the popular area of Shelton Lock on the outskirts of Derby, the property enjoys excellent access to a wide range of local amenities, shops, schools, and transport links.

Conveniently located for commuters, there is easy access to the A50, MI, and Derby city centre, as well as nearby Rolls-Royce, East Midlands Airport, and Pride Park. Shelton Lock also benefits from pleasant nearby walks along the canal and green open spaces.

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HALL
Private entrance into the hall with stairs to the first floor.

LANDING
Spacious walk in store cupboard, double glazed window and a radiator.

LOUNGE DINER
Two upvc double glazed windows and a radiator.

KITCHEN
Fitted wall m mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and space for a washing machine, space for a cooker and other white goods. Upvc double glazed window and a radiator.

BEDROOM
Upvc double glazed window and a radiator.

BATRHOOM
Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE
Residents parking, communal gardens and drying areas.

AML Disclaimer - Derby/Swadlincote Office
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office
Property Particulars



These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

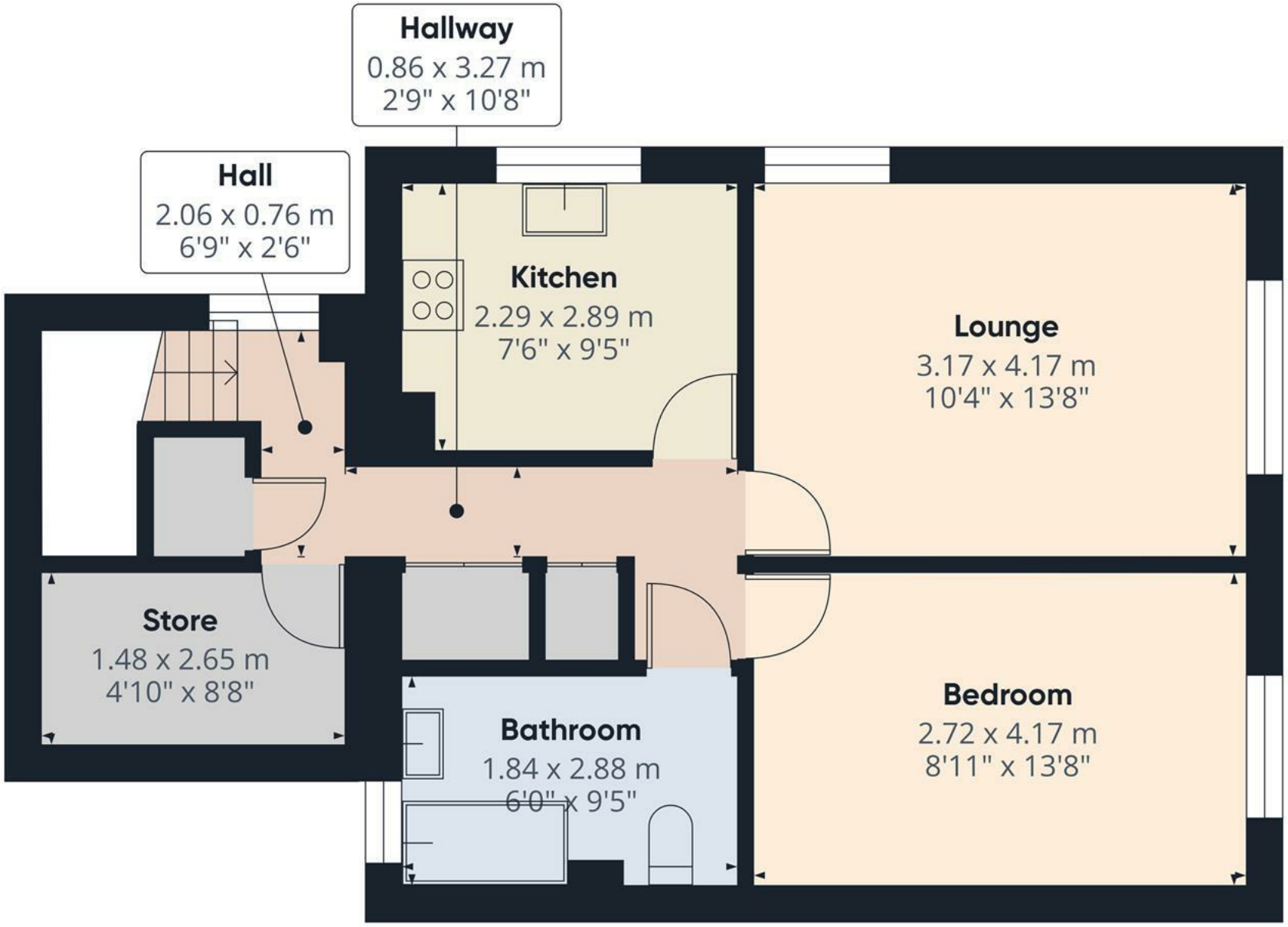
All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations





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Approximate total area(1)

47.8 m²

515 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.