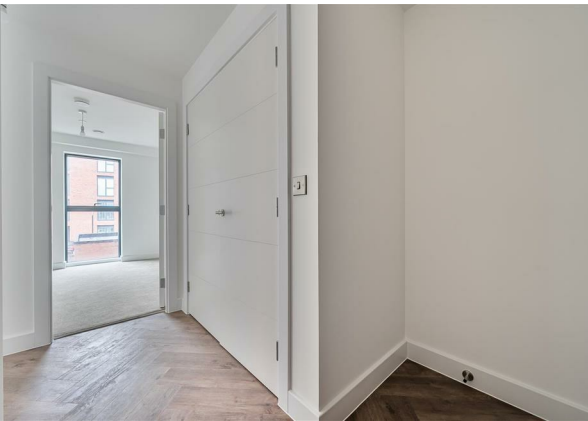


Apartment 16, 34 Liversage Street, Derby, DE1 2HN
£890 Per month
Council Tax Band: A



Welcome to Lombe House, a stunning new build apartment located on Liversage Street in the vibrant city of Derby. This purpose-built residence offers a modern and stylish living experience, perfect for individuals or couples seeking a comfortable home.

The apartment features a well-designed dual aspect reception room that provides a welcoming space for relaxation and entertainment. The bedroom is thoughtfully laid out, ensuring a peaceful retreat at the end of the day. The bathroom is equipped with contemporary fixtures, offering both functionality and elegance.

Situated in a prime location, Lombe House benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it an ideal choice for those who appreciate convenience and connectivity.

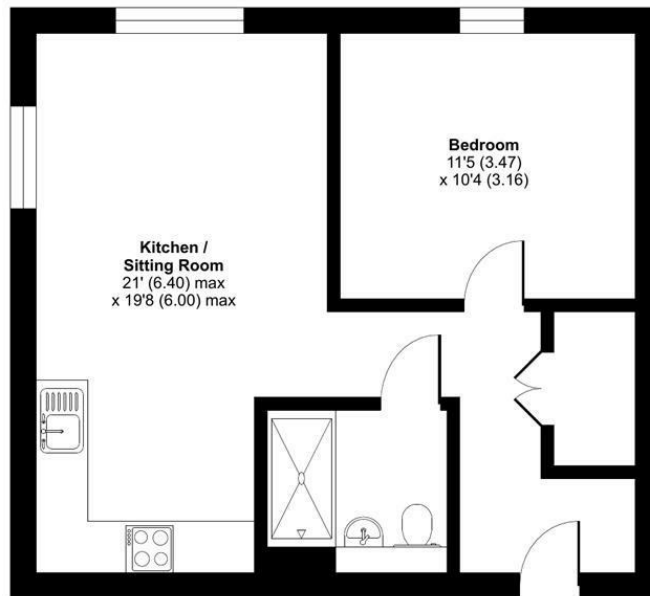


13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH
 0333 242 3760
 Beth@houseandhomebespoke.co.uk

Liversage Street, Derby, DE1

Approximate Area = 490 sq ft / 45.5 sq m

For identification only - Not to scale



FIRST FLOOR

Bedroom
 11'5 (3.47)
 x 10'4 (3.16)

**Kitchen /
 Sitting Room**
 21' (6.40) max
 x 19'8 (6.00) max

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2025. Produced for House and Home Bespoke. REF: 1397991

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	