



## 34 DE MONTFORT STREET

£695

Welcome to this charming one-bedroom basement apartment located at 34 De Montfort Street. This well-presented property is perfect for those seeking a modern living space in a prime location, offering easy access to the Royal Infirmary, the city centre, and local universities.

As you enter the apartment, you are greeted by a welcoming entrance hall that leads into a bright and airy open plan lounge, dining, and kitchen area. This contemporary space is designed for both comfort and functionality, featuring an integrated fridge, electric hob, and oven, making it ideal for those who enjoy cooking and entertaining.

The double bedroom is a peaceful retreat, complete with a fitted wardrobe that provides ample storage. The shower room is stylishly designed with fully tiled walls, ensuring a clean and modern feel.

Residents will also benefit from the convenience of a shared laundry room equipped with washing machines and tumble dryers, making laundry days a breeze. For those with a vehicle, a single off-road parking space is available for an additional fee, adding to the convenience of this lovely apartment.

MOORE  
& YORK





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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