

Apartment 54, 34 Liversage Street, Derby, DE1 2HN  
£925 Per month  
Council Tax Band: New Build

H&H  
BESPOKE



Welcome to Lombe House, an exquisite new build apartment located on Liversage Street in the vibrant city of Derby. This modern residence offers a perfect blend of comfort and contemporary living, making it an ideal choice for individuals or couples seeking a stylish home.

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

As a new build property, Lombe House boasts the latest in construction standards and energy efficiency, providing you with a comfortable living environment. The location is superb, with easy access to local amenities, transport links, and the rich cultural offerings of Derby.

This apartment is perfect for those who appreciate modern living in a thriving community. Don't miss the opportunity to make Lombe House your new home.

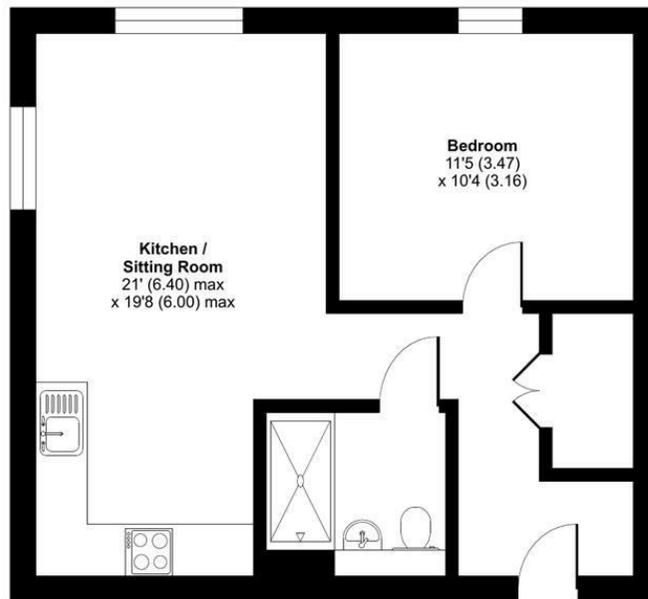


13 Sherrard Street, Melton Mowbray, Leicestershire, LE13 1XH  
 0333 242 3760  
 Beth@houseandhomebespoke.co.uk

### 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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		