



25 The Penthouse Vivian Court, Vivian Avenue, Sherwood Rise,
NG5 1AN

£250 Per Calendar Month
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Marriotts



25 The Penthouse Vivian Court, Vivian Avenue, Sherwood Rise, Nottingham, NG5

AGENT

- Penthouse apartment
- Gated development
- Juliet balcony
- Two bedrooms & en-suite
- Electric heating
- Great location

An impressive top-floor penthouse apartment forming part of a gated development just off Sherwood Rise, with easy access to surrounding areas and the city! Furnished with two bedrooms, bathroom and master en-suite and a spacious, open plan living/dining kitchen with Juliet balcony.

£950 Per Calendar Month



Overview

This penthouse apartment is a rare find, combining modern amenities with a prime location. It is an excellent opportunity for anyone looking to embrace a vibrant lifestyle in Nottingham.

Entrance Hallway

Having neutral coloured carpet, an electric storage heater, a security entry telephone, good good-sized storage cupboard and a further cupboard housing the hot water tank.



Open Plan Lounge and Kitchen

The living area has an electric storage heater with a boost facility and a Juliet balcony with double-glazed double doors.

The kitchen area has a range of Beech effect wall and base units, including an electric oven, hob, stainless steel extractor hood and stainless steel sink and drainer with mixer tap. There is also a storage heater, double-glazed window and space for a washing machine, fridge freezer and slimline dishwasher.

Bedroom 1

Having good-sized built-in wardrobes with mirrored doors and drawers, an electric storage heater and double-glazed windows.

En-suite

With a modern white shower suite with vanity units and tiled splashback areas, spotlights, vinyl flooring and double-glazed window.

Bedroom 2

Currently used as an office with built-in wardrobes with sliding mirrored doors, wall wall-mounted electric heater with timer, double glazed window and Velux-style window.

Bathroom

With a modern white suite including vanity units and tiled splashback areas, vinyl flooring, electric heater, spotlights and double-glazed window.

Outside

One allocated parking space. On-street parking for visitors (not permit).

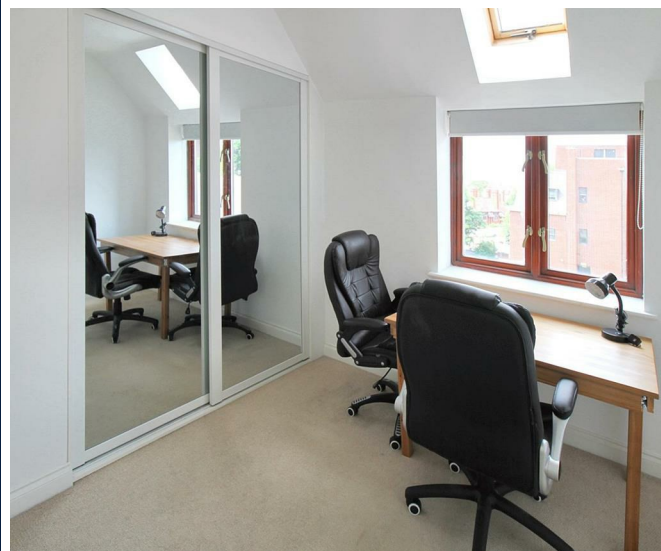
Material Information

DEPOSIT: £1095

RESTRICTIONS: Unfortunately, no pets are allowed at this development.

COUNCIL TAX: Nottingham City Council - Band B

FLOOD RISK: None



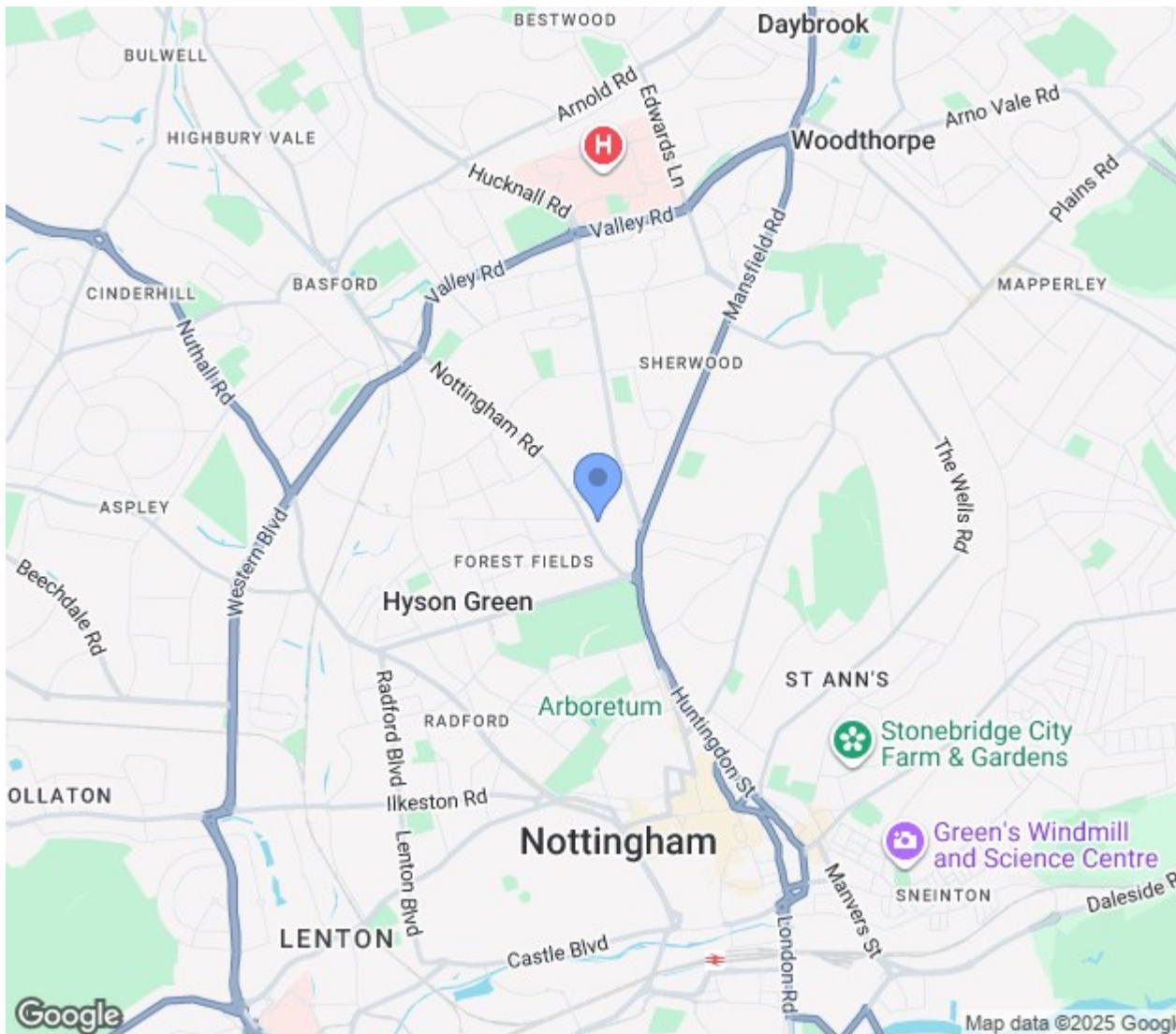




UTILITIES - Mains electric, water and sewerage.
MAINS ELECTRICITY PROVIDER: Utility Warehouse
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker. broadband is
available.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Not available.
ACCESS AND SAFETY INFORMATION: The apartment
is situated on the third floor with no lift in the building.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please contact us on
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 should you wish to arrange
 to view this property
 or if you require any
 further information.

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