



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



Marriotts



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

- A NT

- 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 PCM



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 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. You will be required to pay a holding deposit equivalent to one weeks rent at the point of referencing. This is then credited to the security deposit when acceptable references are completed.

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.

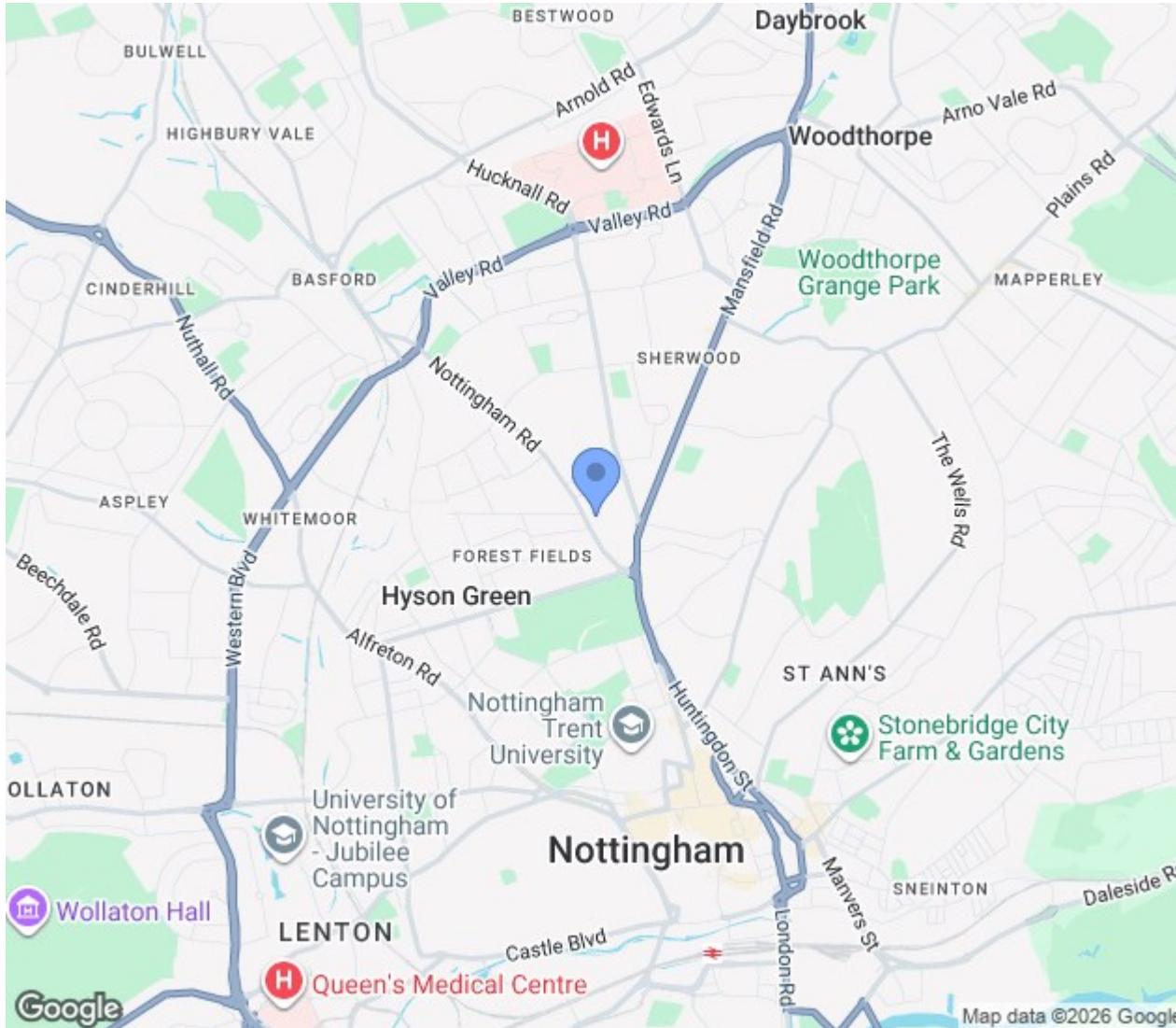
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

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
		

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 should you wish to arrange
 to view this property
 or if you require any
 further information.

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