



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

2850 PCM  
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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 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 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.

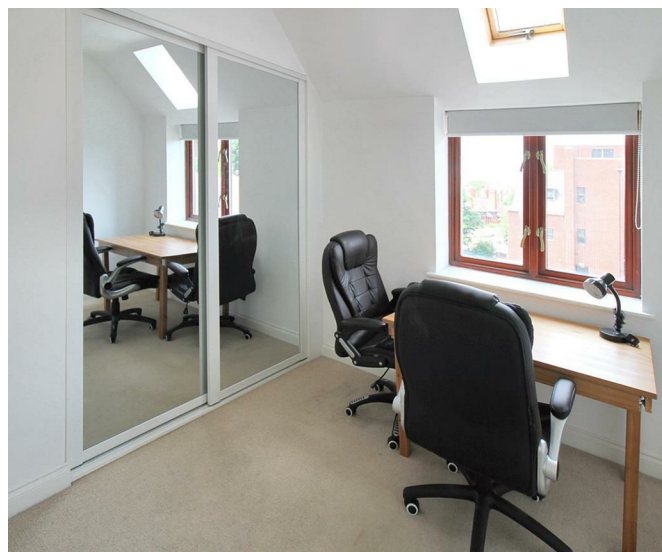
## Outside

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.

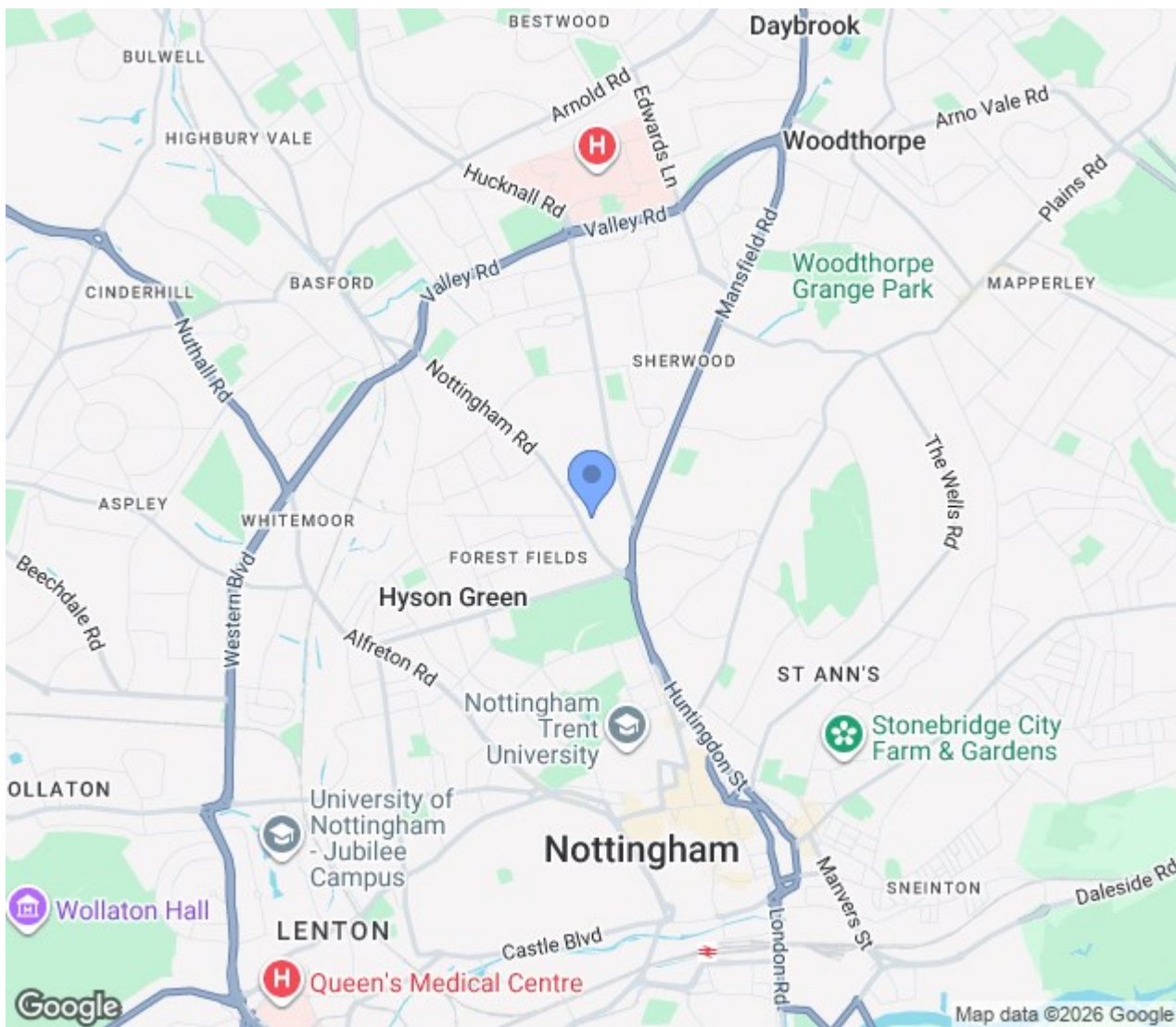
ACCESS AND SAFETY INFORMATION: The apartment is situated on the third floor with no lift in the building.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	67
(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 	

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41 Plains Road, Mapperley, Nottingham NG3 5JU  
 0115 953 6644  
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