



Vivian Court Vivian Avenue, Sherwood Rise, NG5 1AN

£126,000

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 Marriotts



# Vivian Court Vivian Avenue

## Sherwood Rise, NG5 1AN

- First floor apartment
- Bathroom & en-suite
- Open plan living kitchen
- Two bedrooms
- Electric heating
- Remote gated car park

A well-maintained first-floor apartment in this popular gated development, just off Sherwood Rise and with easy access to the city center. Built in 2003 with the remainder of a 155 year lease, the property also has an allocated parking space, open plan living kitchen with built-in oven and hob and double doors with a Juliet balcony. Two double bedrooms, bathroom and en-suite shower room and for sale with NO UPWARD CHAIN!!

£126,000



### Communal Lobby

Door from the communal lobby into a small entrance porch with a secondary door to the main hallway.

### Hallway

Hallway with security entry phone, walk-in cloaks cupboard housing the RCD board, separate cupboard housing the electric water heater and doors to bedrooms, bathroom and living kitchen area.

### Living Area

With double-glazed double doors and a Juliet balcony overlooking the car park. Electric storage heater and multiple LED downlights.

### Kitchen Area

A range of wall and base units with wood effect worktops and matching upstands with an inset stainless steel sink unit and drainer. Appliances consist of an integrated brushed steel trim electric oven and electric hob with stainless steel splashback and extracted canopy. Plumbing for a washing machine/dishwasher, space for an upright fridge freezer, tile effect floor covering, electric storage heater, LED downlights and double-glazed side window. (white goods can be included by separate negotiation).



### Bedroom 1

Electric convector heater, double glazed front window and door to the en-suite.

### En-suite

Consisting of a corner fully tiled cubicle with chrome main shower, concealed cistern toilet and wash basin with vanity surround and base cupboards with tiled splashbacks. Electric fan heater, extractor fan and LED downlights.

### Bedroom 2

Double-glazed side window and electric convector heater.

### Bathroom

Consisting of bath with a tiled surround and shower attachment, concealed cistern toilet and wash basin with vanity surround, base cupboards and electric shaver point. Tile effect floor covering, extractor fan, wall mounted electric fan heater, ceiling downlights and double glazed side window.

### Outside

To the front, there is a remote gated access to the car park with an allocated parking space. The building stands within communal and maintained grounds.

### Material Information

TENURE: Leasehold

LEASE DETAILS: 155 Years from January 2003

GROUND RENT: £201.90pa - to be reviewed on: .....

SERVICE CHARGE: £1805.40 - to be reviewed on: .....

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
No

FLOOD RISK: Very Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: N/A

LOCATION OF BOILER: N/A

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

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

ELECTRIC CAR CHARGING POINT: not available.







ACCESS AND SAFETY INFORMATION: stair access from the communal entrance

\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licensing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.

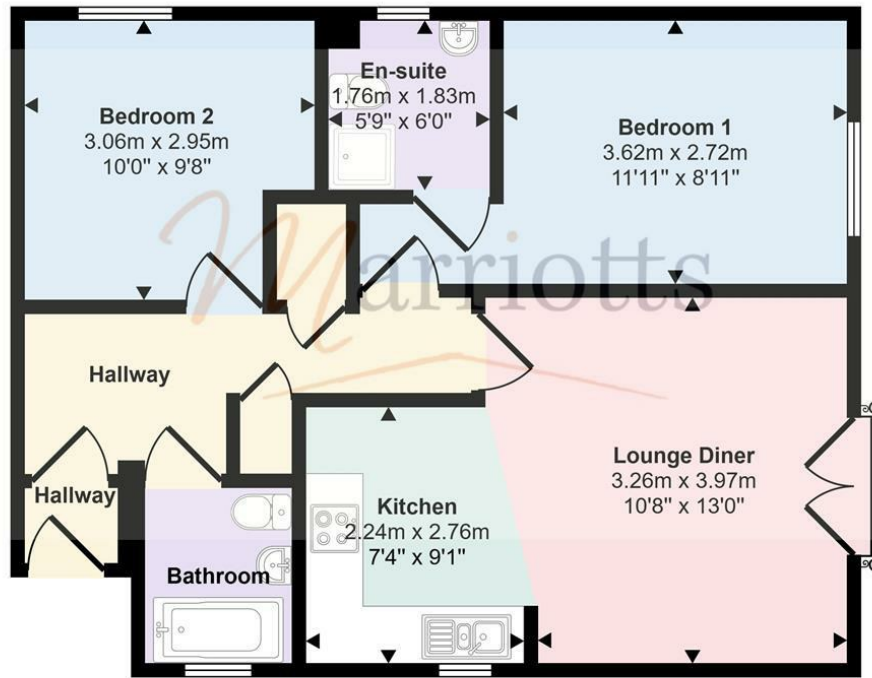
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





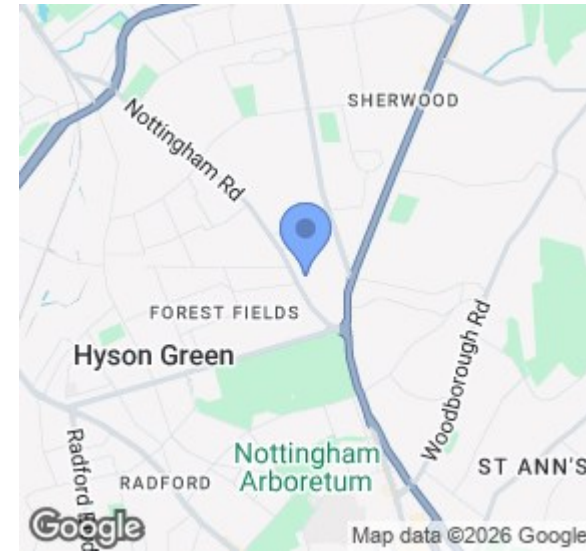
Approx Gross Internal Area  
58 sq m / 622 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</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	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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