



Flat 7, 16 Vivian Avenue, Nottingham – NG5 1AR

Guide Price £110,000 – £120,000



Flat 7

16 Vivian Avenue, Nottingham

GUIDE PRICE £110,000 – £120,000 NO CHAIN! Well-presented 2-bed flat with open-plan kitchen/living, modern shower room, off-street parking & excellent access to the City Centre shops & transport links.

Council Tax band: B

Tenure: Leasehold

- Well-presented first-floor flat located on a tree-lined cul-de-sac
- Offered to the market with no upward chain
- Neutrally decorated throughout and ideal for first-time buyers, professionals and investors alike
- Short distance from bus/tram links and Nottingham City Centre's extensive amenities
- Welcoming entrance hallway with intercom system
- Bright and spacious open plan kitchen/living space
- Modern white matt kitchen with space for freestanding appliances
- Two well-proportioned bedrooms
- Modern shower room with corner shower enclosure
- Car park providing valuable off-street parking









Approximate total area⁽¹⁾

35.4 m²
380 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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