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DavidJames
the estate agent

Vivian Avenue, Nottingham, NG5 1AF

£925 Per Calendar Month

About This Property

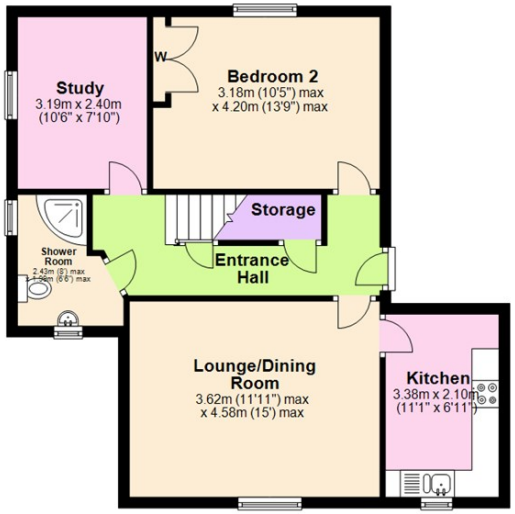
Located in Sherwood Rise, this versatile duplex apartment offers a perfect blend of modern living and historic charm. With original floorboards throughout and high ceilings that enhance the sense of space, this home is spread over two generous floors. On the second floor, you'll find a spacious lounge/dining room, alongside a well-appointed kitchen, a double bedroom and a versatile study/reception room which could also act as a third bedroom. Ascending to the third floor, you'll be greeted by an expansive main bedroom, complete with en-suite shower room/WC. There is also a gated carpark, as well as excellent transport links to the city centre.

TENANCY DETAILS
Available From: 15th October 2026
Furnishing: Furnished
EPC Rating: C
Council Band: A

- Spacious duplex apartment
- Two double bedrooms
- High ceilings and original floorboards throughout
- Large lounge/dining room and versatile reception room/study
- Well-equipped kitchen with modern appliances
- Two shower rooms (including en-suite shower room to bedroom one)
- Double Glazed windows and Gas central heating
- Secure gated parking for added security
- Convenient location with excellent transport links
- Easy access to Nottingham city centre, ideal for commuting

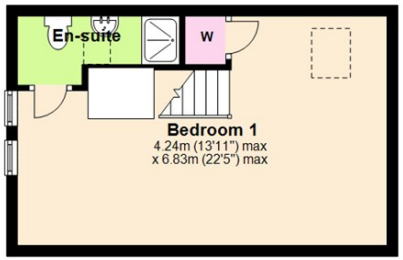
Second Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



Third Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Total area: approx. 89.0 sq. metres (958.2 sq. feet)

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Council Tax Band: A
Nottingham City Council

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