



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

Asking Price £125,000  
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Marriotts





# 25 The Penthouse Vivian Court, Vivian Avenue

## Sherwood Rise, Nottingham

- Impressive top-floor penthouse apartment in a secure gated development
- Spacious open-plan living, dining and kitchen area with Juliet balcony. Modern kitchen with integrated oven, hob and extractor
- Excellent transport links and close to Forest Recreation Ground
- Two double bedrooms including a master with en-suite
- Allocated parking space plus visitor on-street parking
- For sale with no upward chain

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! Two bedrooms, bathroom and master en-suite and a spacious, open plan living/dining kitchen with Juliet balcony. For sale with NO UPWARD CHAIN!!

Asking Price £125,000



### Overview

Located just off Sherwood Rise, this stylish penthouse apartment offers contemporary city living in a peaceful gated setting.

The apartment combines modern design, generous space and natural light - ideal for professionals, couples or small families.

At the heart of the home is the open-plan living and dining kitchen, designed for both relaxation and entertaining. French doors open onto a Juliet balcony, filling the space with sunlight.

The modern kitchen features Beech-effect wall and base units, electric oven and hob, stainless steel extractor, and space for appliances.

There are two well-proportioned bedrooms, both with fitted wardrobes. The main bedroom benefits from a private en-suite shower room, while the second bedroom is currently used as a home office. A stylish family bathroom completes the accommodation.

### 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

Secure, gated development with remote access. Allocated parking space. Additional on-street visitor parking (no permit required)

### Material Information

TENURE: Leasehold

LEASE DETAILS: 155 years from 1/1/2003

GROUND RENT: £201.90 PA - reviewed annually.

SERVICE CHARGE: £1805.40 PA - reviewed annually.

COUNCIL TAX: Nottingham City Council - Band B

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: None

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: Unknown

FLOOD RISK: None

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Hall cupboard

UTILITIES - Mains electric, water and sewerage.

MAINS ELECTRICITY PROVIDER:

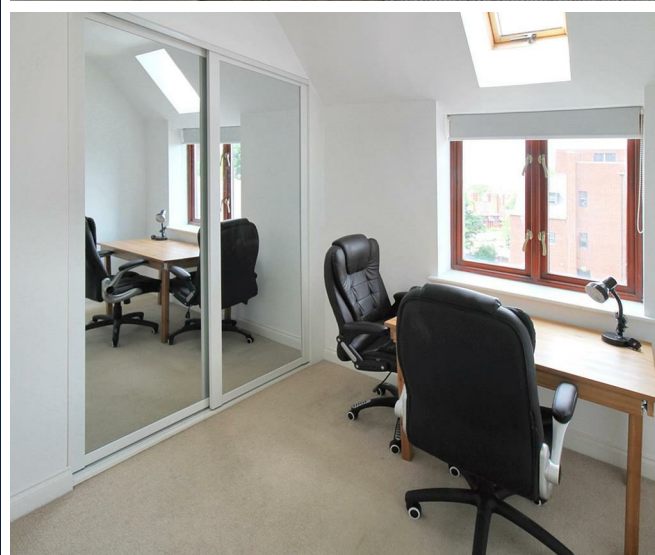
MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

BROADBAND AVAILABILITY: Available with Fibre. 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: Situated on the third floor, accessed by stairs

#### OTHER INFORMATION:

**\*\***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 if they wish to let the apartment and would need to obtain information from the council direct with regards to costs.

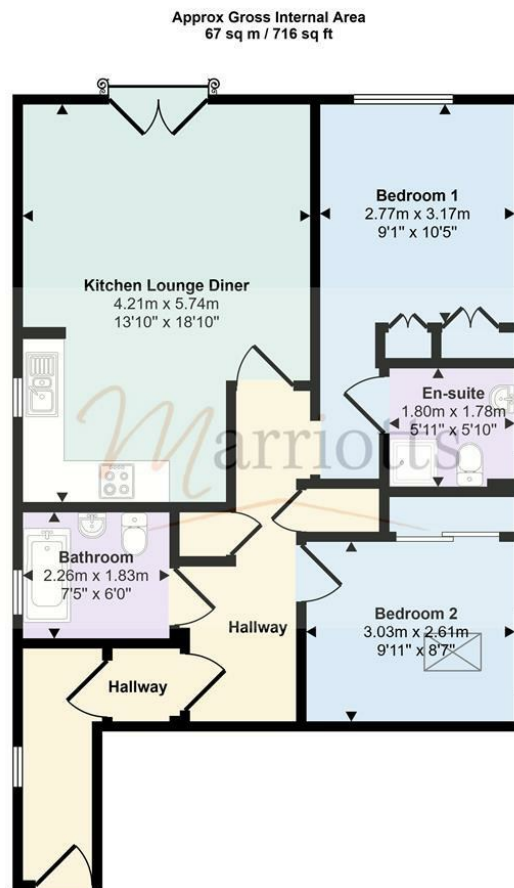
\*The lease information has been provided to Marriotts and to the best of our knowledge is correct. Whilst every effort has been made to ensure the information is up to date, this can be subject to change without our knowledge and we, therefore, provide this as a guide only.\*

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.









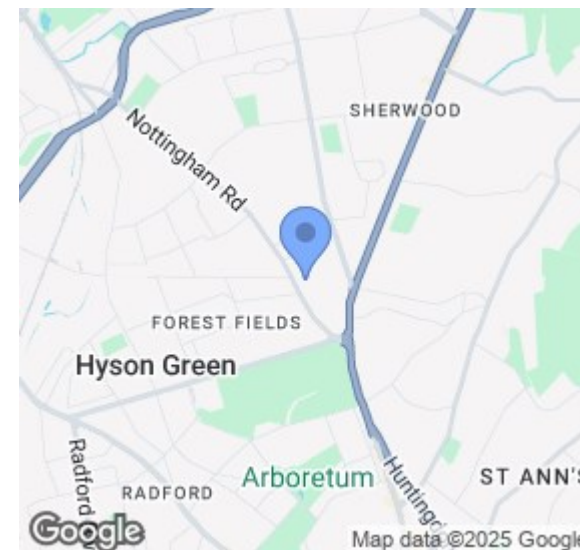
Floorplan

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>		
(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	



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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