



25 The Penthouse Vivian Court, Vivian Avenue, NG5 1AN  
Offers Over £140,000

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# 25 The Penthouse Vivian Court

## Vivian Avenue, NG5 1AN

- Penthouse apartment
- Gated development
- Juliet balcony
- Two bedrooms & en-suite
- Electric heating
- 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 ad a spacious, open plan living/dining kitchen with Juliet balcony. For sale with NO UPWARD CHAIN!!

Offers Over £140,000



### Overview

Nestled in the desirable area of Vivian Avenue, Nottingham, this stunning penthouse apartment provides a stylish urban retreat, with a blend of modern living and elevated views of the surrounding landscape. With two well-proportioned bedrooms and two bathrooms, including a convenient en-suite shower room, this property is perfect for both professionals and small families seeking comfort and style.

The heart of the home is the spacious living and dining kitchen area, which is designed for both relaxation and entertaining. The addition of a charming Juliet balcony allows natural light to flood the space, creating an inviting atmosphere.

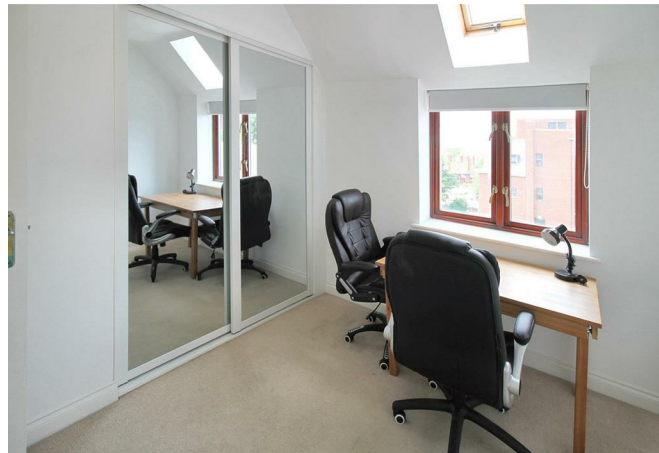
Residents will appreciate the remote gated access, ensuring both security and peace of mind, along with the allocated parking that adds to the convenience of urban living.

Situated close to the Forest Recreation Ground, this apartment is ideal for those who enjoy outdoor activities and green spaces. Additionally, the nearby tram stop provides easy access to Nottingham city centre, making commuting a breeze.

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, electric storage heater, security entry telephone, good sized storage cupboard and further cupboard housing the hot water tank.



## Open Plan Lounge and Kitchen

The living area has an electric storage heater with 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 washing machine, fridge freezer and slimline dishwasher.

## Bedroom 1

Having good sized built in wardrobes with mirrored doors and drawers, electric storage heater and double glazed window.

## 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

One allocated parking space. On street parking for visitors (not permit).

## Material Information

TENURE: Leasehold

LEASE DETAILS: 155 years from 1/1/2003 Length of lease remaining: 133 years

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

SERVICE CHARGE: £1,805.40 - to be reviewed on: .....

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: 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.

OTHER INFORMATION:

- No pets allowed at this development.





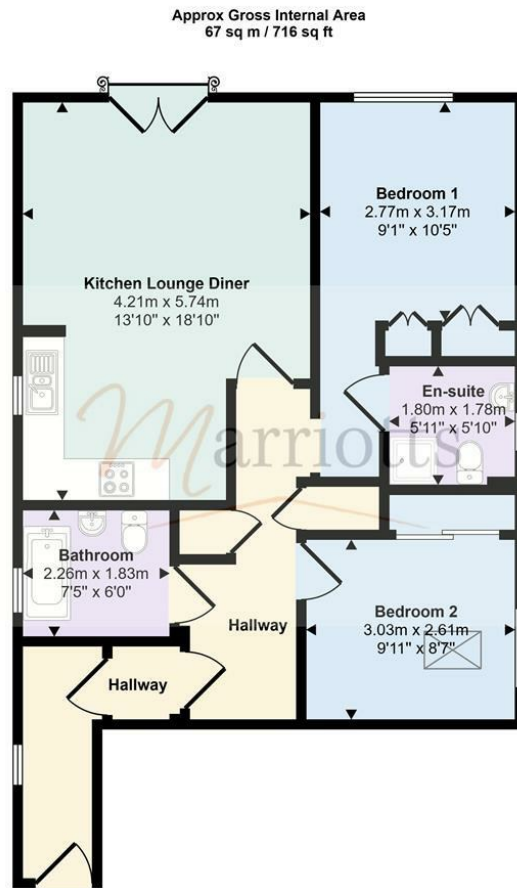


\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new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







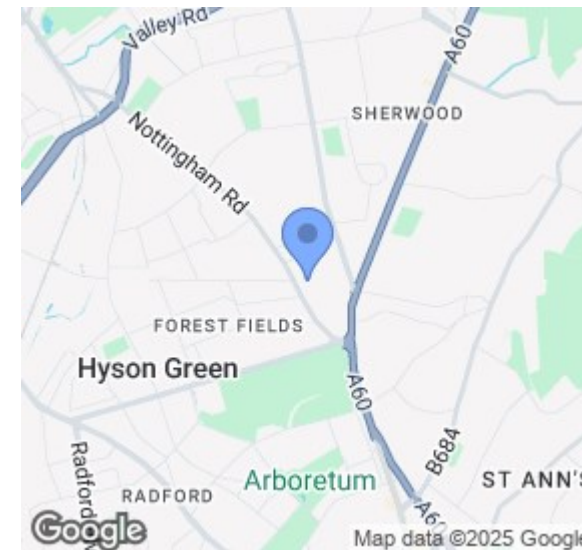
Floorplan

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>	<b>62</b>	<b>67</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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