



**Vivian Avenue
Carrington, Nottingham NG5 1AR**

**A TWO BEDROOM GROUND FLOOR
APARTMENT FOR SALE IN CARRINGTON,
NOTTINGHAM!**

Offers In The Region Of £125,000 Leasehold



Robert Ellis Estate Agents are delighted to offer to the market this two-bedroom ground floor apartment, located in the popular area of Carrington, Nottingham. This modern and spacious apartment is perfect for first-time buyers, investors, or those looking to downsize.

The property benefits from a designated parking space, offering convenient off-road parking. Inside, you'll find a bright and airy open-plan living area that combines the lounge and kitchen, creating a perfect space for relaxation or entertaining. The kitchen is fully equipped with modern appliances and provides ample storage.

The apartment offers two good-sized bedrooms, ideal for residents or as a home office or guest room. The bathroom features a three-piece white suite, offering a clean and modern space.

Situated close to Nottingham city centre, the apartment benefits from excellent transport links, making commuting or accessing local amenities easy. Shops, schools, and parks are all within close proximity, making this a highly convenient location. This is a fantastic opportunity for those seeking a low-maintenance home in a well-connected area. Early viewing is recommended.



Hallway
11'1" x 10'9" (3.4m x 3.3m)
Carpeted flooring, intercom phone system.

Any Legal Restrictions: No
Other Material Issues: No

Lounge
12'1" x 12'1" (3.7m x 3.7m)
Carpeted flooring, UPVC Double glazed window and wall mounted, electric heater.

Kitchen
8'6" x 11'1" (2.6m x 3.4m)
Vinyl flooring, UPVC Double glazed window, fitted wall and base units, integrated oven, four ring electric hob with extractor fan above, space for washing machine and fridge freezer.

Bedroom 1
10'5" x 12'5" (3.2m x 3.8m)
Carpeted flooring, UPVC Double glazed window and wall mounted electric heater.

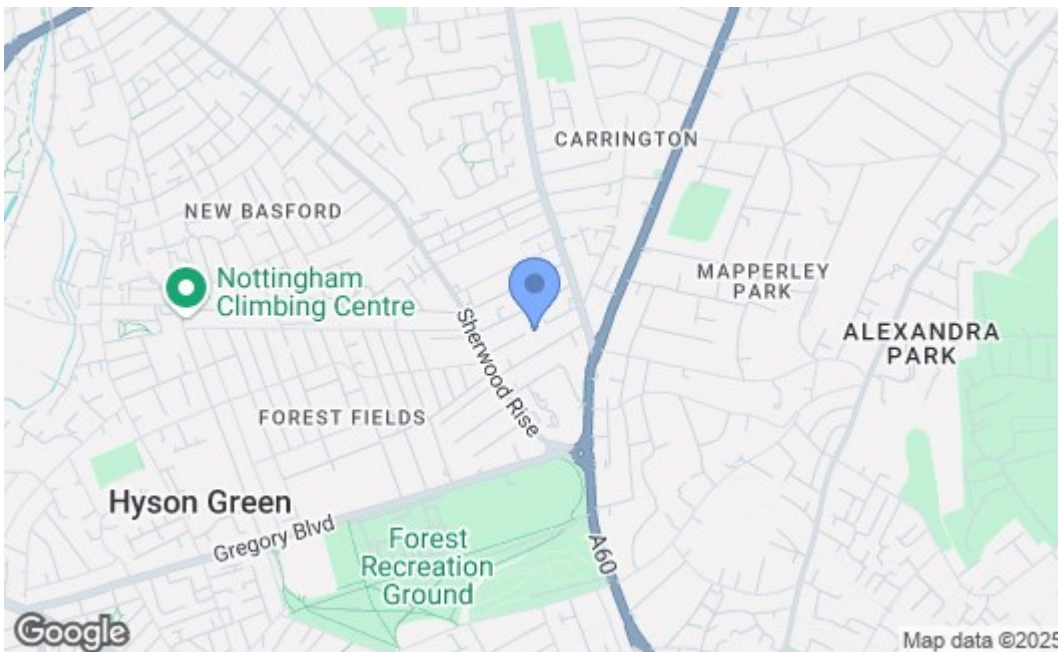
Bedroom 2
8'6" x 8'2" (2.6m x 2.5m)
Carpeted flooring, UPVC Double glazed window and wall mounted radiator.

Bathroom
7'6" x 6'6" (2.3m x 2.0m)
Tiled flooring, partially tiled walls, sink with dual heat tap, WC, corner shower unit.

Agents Notes: Additional Information

Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.