Robert Ellis
ESTATE AGENTS









# 6 Vivian Avenue, Nottingham, NG5 1AF

## £950 Per Month

- CHARMING FEATURES THROUGHOUT
- DOWNSTAIRS W.C
- AVAILABLE NOW
- TWO BEDROOMS
- MODERN FITTED KITCHEN AND LIVING SPACE
- GREAT LOCATION, CLOSE TO NOTTINGHAM CITY CENTRE
- SPREAD ACCROSS THREE FLOORS

78 Front Street, Arnold, Nottingham, NG5 7EJ
0115 6485485
arnoldlets@robertellis.co.uk

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This beautifully presented two-bedroom apartment offers stylish and versatile accommodation arranged over three floors, combining contemporary finishes with charming character features throughout.

Upon entering the property, the ground floor comprises a spacious open-plan kitchen and living area, featuring modern grey shaker-style kitchen units, wooden worktops, an integrated oven, hob and extractor hood. Attractive wood flooring and recessed spotlights complement the space, with the added convenience of a downstairs WC.

To the first floor is a generous double bedroom and a charming bathroom, featuring a freestanding roll-top bath with shower over, traditional-style fittings, vanity storage and decorative patterned flooring.

A further staircase leads to the top floor, where there is an additional single bedroom, ideal for use as a guest bedroom or home office.

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Council Tax Band: A









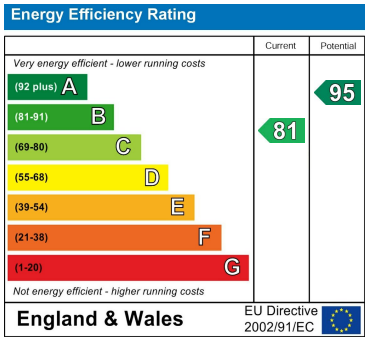

## Directions

## Viewings

Viewings by arrangement only. Call 0115 6485485 to make an appointment.

## EPC Rating:

B




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