



## 2 bed apartment to buy in NG5

4 Vivian Avenue, Nottingham, Nottingham,  
Nottinghamshire, NG5 1AF

**£120,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available. Being sold via 'Secure'
- ✓ Investment opportunity. Two double bedrooms, both with en-suite bathrooms
- ✓ Open plan living/dining/kitchen
- ✓ Tastefully furnished
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Investment opportunity.

Situated on Vivian Avenue, Pelham House offers a very well presented top floor two double bedroom furnished apartment found within this beautifully converted Victorian property.

Tastefully furnished throughout, this apartment comprises of a hallway leading to the open plan kitchen/living room. The kitchen includes integrated appliances.

Good size master bedroom with en-suite bathroom with shower over bath, second, smaller double bedroom with en-suite shower room.

Off street parking available from the Pelham Road entrance.

Situated within 1.25 miles North of Nottingham City Centre, offering regular bus routes nearby.

Tenanted until Sept 2026 at a monthly rent of £900pcm offering an estimated gross yield of 7.3%

Council Tax Band: B

Tenure: Leasehold

Annual Ground Rent Amount: £324.00

Annual Service Charge Amount: £1,736.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

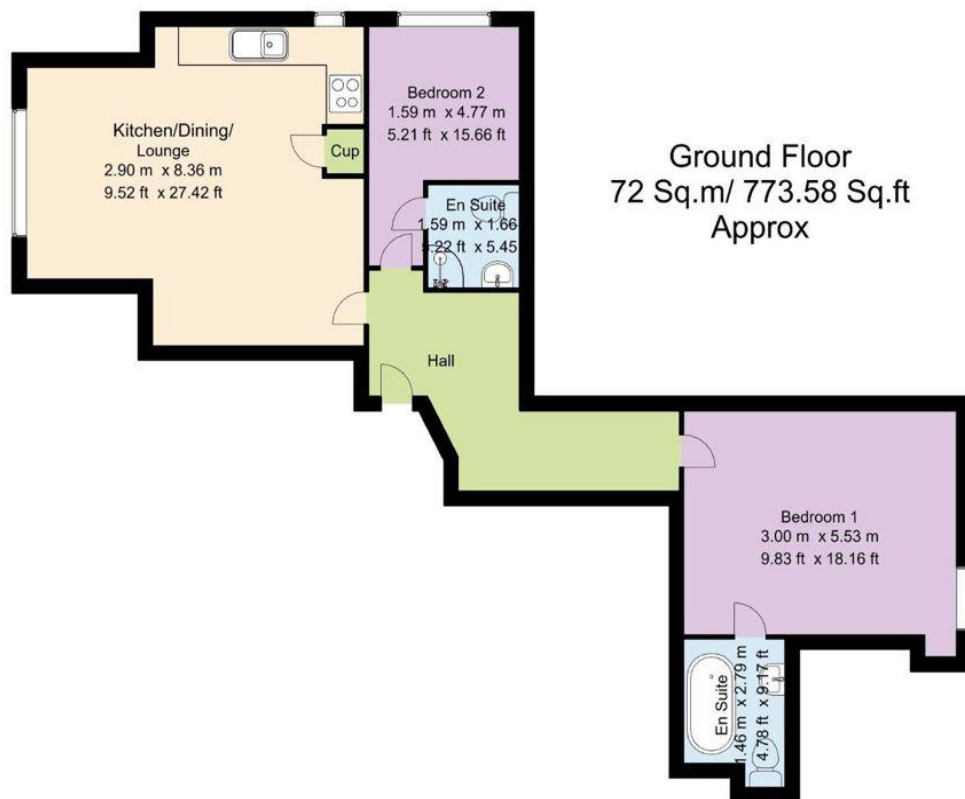
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

4 Vivian Avenue, Nottingham, Nottingham, Nottinghamshire, NG5 1AF

Contact your local branch today for more information on this property:

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