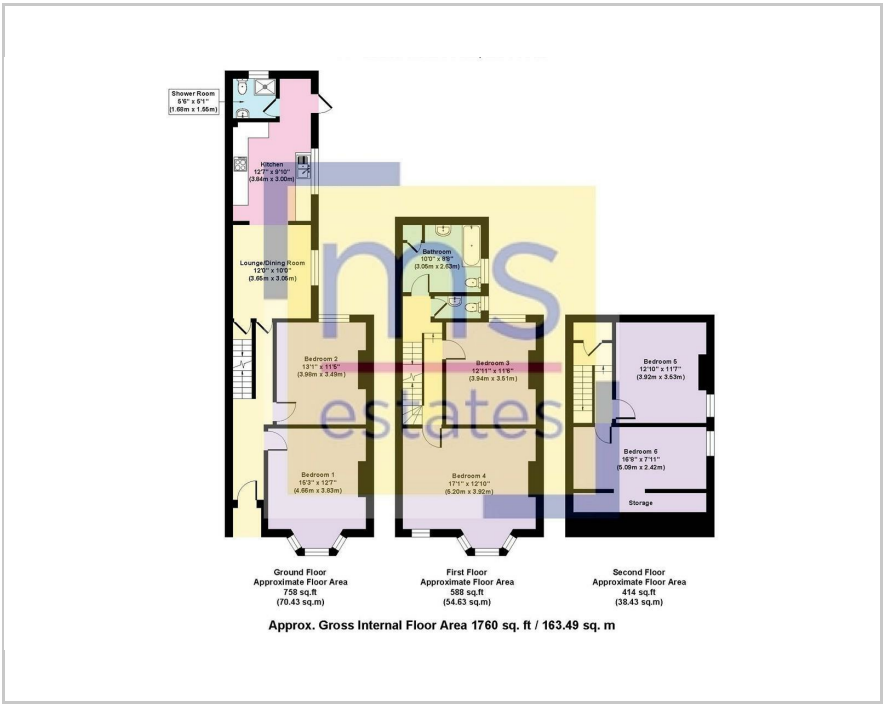


21 Lenton Boulevard, Nottingham, NG7 2ET

£395,000

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Floor Plan



Area Map

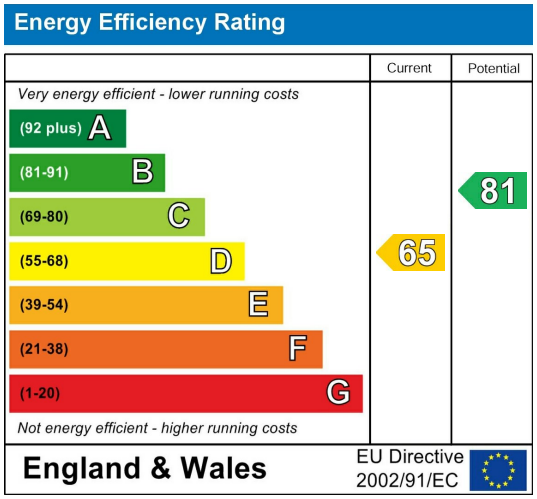


- Fully Licensed 6-Bed HMO: Fully let to students.
- Strong Yield: Gross income of £3,510 pcm (inclusive) / 10.66% gross yield.
- Prime Lenton Location: Situated on highly sought-after Lenton Boulevard.
- Proximity to UoN & QMC: Ideal positioning for University of Nottingham students and medical staff.
- Substantial Victorian Build: Attractive three-storey redbrick property.
- Spacious Communal Spaces: Generously sized kitchen and comfortable living area.
- Two Bathrooms: Well-appointed to easily serve a 6-person household.
- Private Rear Garden: Low-maintenance outdoor space to the rear.
- Fully Heated & Glazed: Includes full double glazing and gas central heating.
- Excellent Transport Links: Direct bus routes and tram access into Nottingham City Centre nearby.









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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