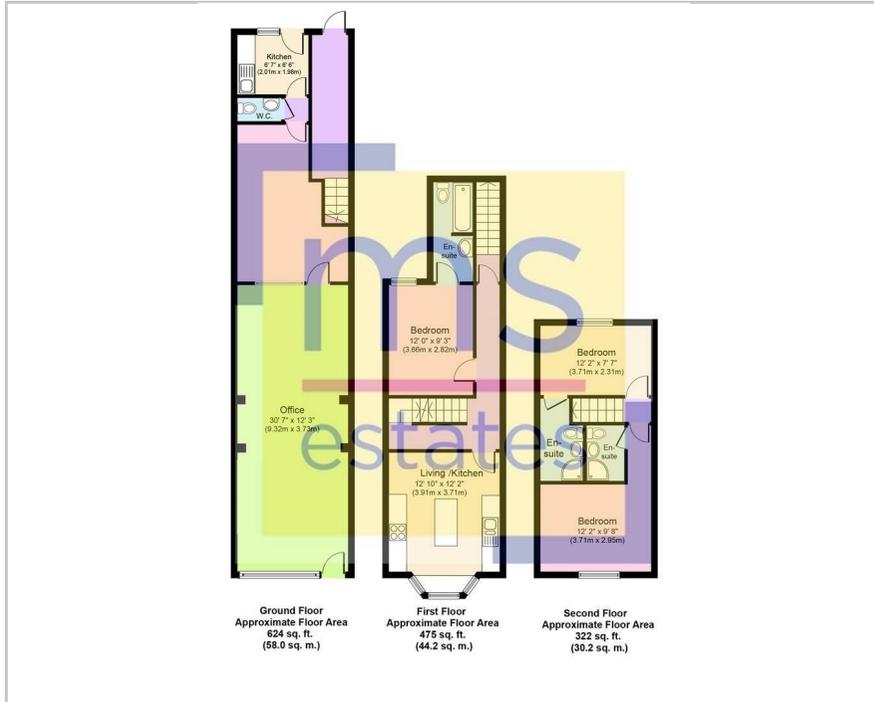




59/59a Lenton Boulevard, Nottingham, NG7 2FQ
Price Guide £340,000

3 3 1 D

Floor Plan



- High 8.4% Gross Yield
- Total Income £29,500 P.A.
- Residential Let Until July 2027
- Commercial Let Until 2029
- FRI Lease (Commercial Unit)
- 3 Double En-suite Bedrooms
- Prime Student Location
- Modern Fitted Kitchen
- Air-Con & Retail Shutters
- Fully Double Glazed & GCH



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Park Street, Derby Road, Lenton, Nottingham, NG7 1RR

Tel: 0115 9120061 Email: mail@ms-estates.co.uk www.ms-estates.co.uk