

ms
estates



43 Sherwin Road, Nottingham, NG7 2FB

£520,000



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Floor Plan



- Prime Lenton Location: Heart of Nottingham's premier student hub.
- Zero Vacancy Risk: Pre-let secured through to Summer 2027.
- Immediate Income: Current annual gross rent of £52,000.
- Yield Growth: Significant potential for rental uplift for 27/28.
- 8 Double Bedrooms: Substantial size, rare for the local market.
- Dual Kitchens: Optimised layout for high-occupancy living.
- Turnkey Asset: Fully managed and ready-made investment.
- Student Favourite: Walking distance to UoN and local amenities.
- High-Spec Features: Double-glazed throughout with large social spaces.
- Proven Track Record: Consistent historical occupancy and high demand.

Area Map



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.

Energy Efficiency Rating

