

ms
estates

43 Sherwin Road, Nottingham, NG7 2FB

£520,000

8 2 1 D

Floor Plan



Area Map



- 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.

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



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