

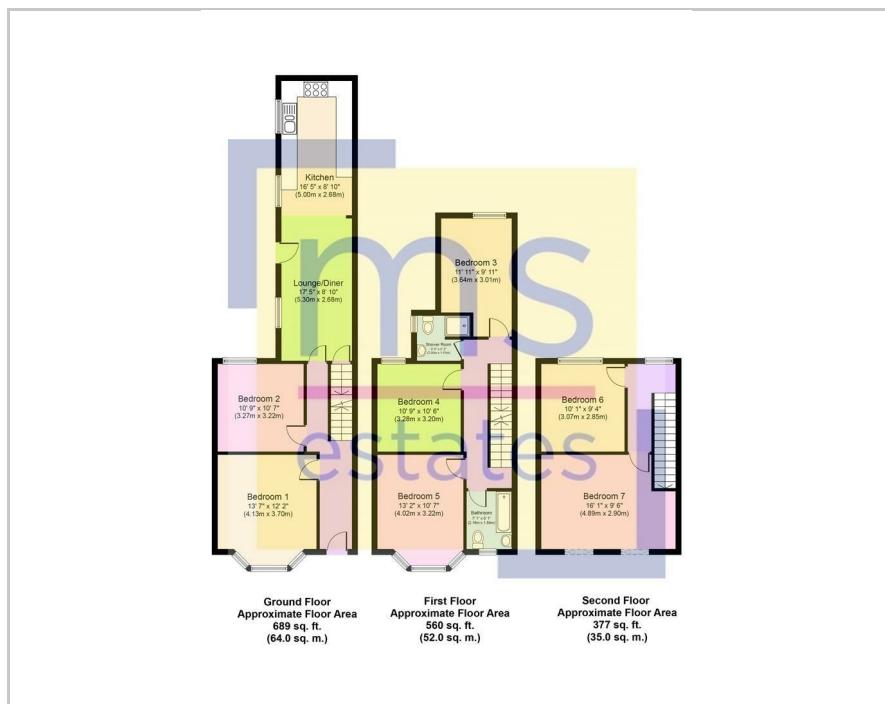


46 Derby Grove, Nottingham, NG7 1PF

£450,000



## Floor Plan



- Prime Student HMO Investment Opportunity.
- Let at £45,000 per annum including bills until 31st July 2027.
- 10% Yield.
- Seven double bedrooms.
- Large living kitchen.
- Gas central heating.
- Double glazing.
- Located in The Lenton Triangle.
- Ready made investment.

## 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

