



6 Park Road, Nottingham, NG7 1JG  
£285,000



# Floor Plan



- Let until summer 2027.
- Five bedrooms, Three shower rooms
- Separate lounge
- Recently upgraded kitchen and showers
- 11.4% gross yield
- Gross monthly income of £2,708 (inclusive of bills) until summer 2027.
- Popular student location in Lenton
- Close to local amenities
- Double glazing and gas central heating
- Turnkey investment opportunity



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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