

# PINEWOOD



Layton Avenue, Mansfield, Nottingham, Nottinghamshire NG18 5D 1

5 4 1 EPC E

£255,000



**Pinewood Properties are delighted to present this renovated HMO investment opportunity. The property has been converted into 5 x units, some with Ensuities producing c. £28,950 pa for a gross yield of 11.56%.**

**Mansfield is a large market town with a population of over 100,000, set around 12 miles north of Nottingham City Centre. It lies around 6.8 miles east of the M1, has a train station on the Robin Hood Line along with regular bus routes to Nottingham City.**

**The property is a Three Storey 1920's Semi-Detached property, consisting of 5 units with 1 unit from the original entrance and the remaining 4 units set over a further 2 floors. The property has been excellently renovated with significant attention to detail. Two units benefit from their own Ensuite shower rooms, the ground floor has its own shower cubicle and 2 units on the first floor share a stunning shower room.**

**The ground floor has a superb kitchen and dining room, the kitchen has a range style cooker along with a standard hob and oven giving plenty of space to cook and prepare food. Just off the kitchen is a handy utility with pay meter washing machines and a ground floor WC.**

**The vendor has achieved full occupancy following its renovation, producing the below income;**

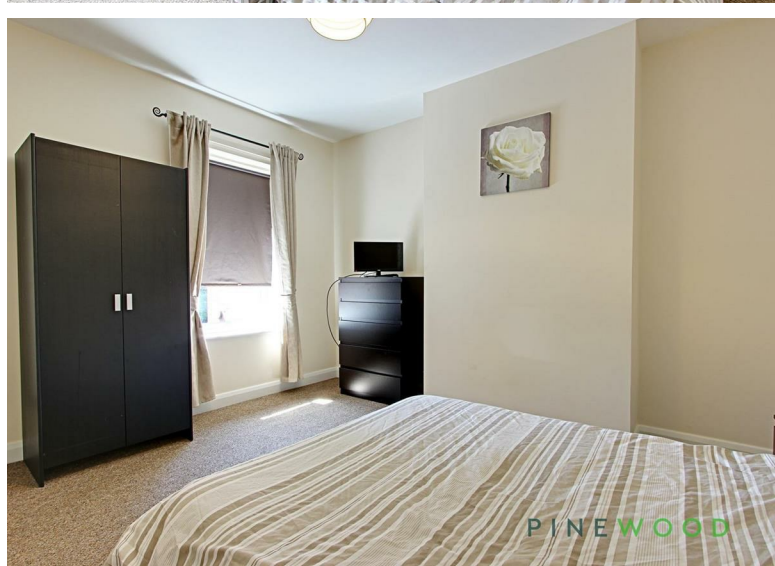
Room No 1 - £500 pcm
Room No 2 - £450 pcm
Room No 3 - £430 pcm
Room No 4 - £504 pcm
Penthouse Room No 5 - available at £650pcm
Summary income = £2534 pcm (£30,408 pa)

**The property received a new HMO license, set to expire in 2026 (new owners would need to re-apply). The property is not located in an area with Article 4 and the property has full building control sign off. The vendor would also offer to retain management services should they be requested.**

**Pinewood have managed this property along with the landlords for several years and think this is one of the best of its kind, please contact the office for further details.**

- 5 Bedroom Professional HMO
  - 0.4 miles from Mansfield Train Station
  - HMO Licence renewed December 2022
  - Spacious Ground Floor Kitchen
  - Freehold
- Gross Income of £28,950 @ 11.56% yield
  - Dense Residential Location
  - Managed by Pinewood for Several Years
  - Dining Room, Utility and WC
  - Council Tax Band: A









TOTAL FLOOR AREA: 152.2 sq.m. (1639 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are shown based on the information as to their operation at the time of the plan.

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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

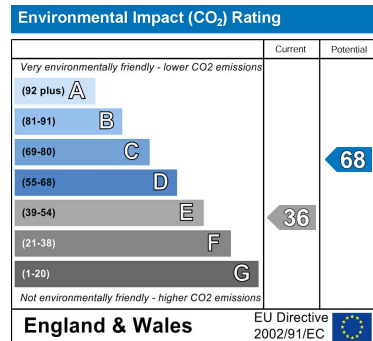
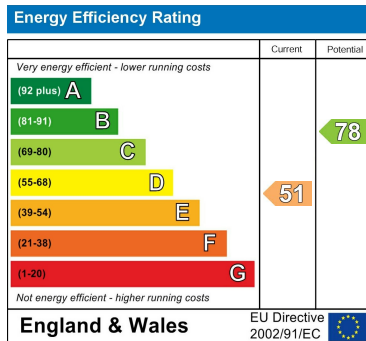
SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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