

# PINEWOOD



**Layton Avenue, Mansfield, Nottingham, Nottinghamshire NG18**

£255,000



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**£255,000**

**Pinewood Properties are delighted to present this renovated HMO investment opportunity. The property has been converted into 5 x units, some with Ensuites 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**



GROUND FLOOR  
65.3 sq.m. (700 sq.ft.) approx.

1ST FLOOR  
56.3 sq.m. (599 sq.ft.) approx.

2ND FLOOR  
33.4 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA: 152.2 sq.m. (1639 sq.ft.) approx.  
Whilst every precaution has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows and rooms are approximate. The floorplan is shown for any prospective purchasers to have a general idea of the layout of the property. It is not intended to be used for any other purpose than giving an indication of the layout of the property. Services, systems and appliances shown have not been tested and no guarantee is given for their condition or working order. Made with Metriplot 2024.



#### 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.

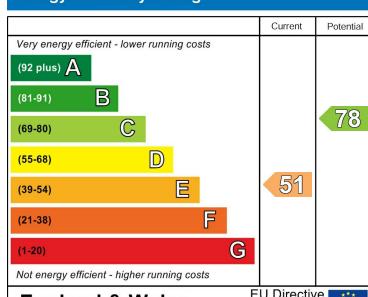
MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

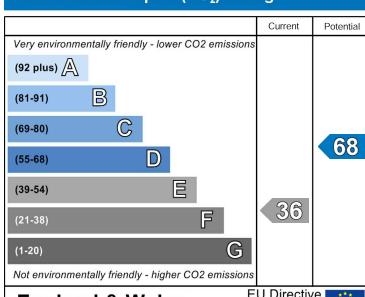
MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



Mansfield branch  
24 Albert Street  
Mansfield, NG1  
01623 621001

Clowne branch  
26 Mill Street,  
Clowne, S43 4JN  
01246 810519

Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039



ESTAS  
WINNER



The Property  
Ombudsman



PINEWOOD