



Lenton Triangle Portfolio, Trinity Avenue, Nottingham
£3,096,000



A rare opportunity for an investor to secure a range of high-yielding HMOs. Comfort Estates are proud to offer 6 properties comprising a grand total of 43 bedrooms, all located in the iconic Lenton Triangle. This purchase is sure to be an outstanding addition to any landlord's empire, significantly increasing their cash flow. The investment has an unwavering track record of being fully occupied and is always in high demand from student renters, with the next academic term being no exception. This portfolio will enable the buyers to utilise a stamp duty relief, promising a huge cash saving. All 43 rooms have tenancy agreements for the 2025/2026 season and is set to generate in the region of £283,712 pa, representing an approximate net yield of 8.6%.

- Six Property Portfolio
- Excellent Investment Opportunity
- Fully Occupied Portfolio
- Unique Opportunity
- Let Agreed For 25/26 Academic Year
- Stamp Duty Relief
- Rental Income: £283,712 pa (Excluding Bills)





Trinity Avenue

A 7-bedroom semi-detached property with 2 bathrooms with accommodation spanning over three floors. Total: 165m2 Rental Income: £39,000. Let Agreed For 25/26 Accademic Year

Church Street

A detached property boasting 8 bedrooms, 4 bathrooms, and a single garage. Total: 221.9m2 Rental Income: £54,080. Let Agreed For 25/26 Accademic Year

Harrington Drive

Harrington Drive is a 6 bedroom, 3 bathroom semi-detached house with accommodation spanning over three storeys. Total: 168m2 Rental Income: £40,560 pa Let Agreed For 25/26 Accademic Year

Rothsay Avenue

Rothsay Avenue is a mid-terraced, bay-fronted house with accommodation over three stories. This one offers 6 bedrooms and 3 bathrooms. Total: 119.7m2 Rental Income: £39,000 Let Agreed For 25/26 Accademic Year

Kimbolton Avenue

A bay-fronted semi-detached house with accommodation comprising a total of 8 bedrooms and three bathrooms over four storeys. Total: 184.4m2 Rental Income: £54,080 Let Agreed For 25/26 Accademic Year



Albert Grove

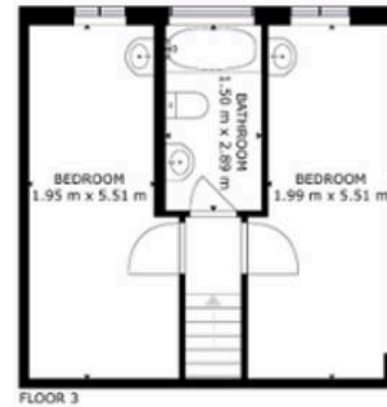
Albert Grove is a bay-fronted end-of-terrace property consisting of 8 bedrooms and three bathrooms spanning over three storeys. Total: 134.4m2 Rental Income: £56,992 pa. Let Agreed For 25/26 Accademic Year

More Information

If you have any questions about this investment opportunity, please contact Comfort Estates via phone or email.







GROSS INTERNAL AREA
FLOOR 1: 89 m², FLOOR 2: 48 m², FLOOR 3: 31 m²
TOTAL: 168 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1 43.5 m² FLOOR 2 28.7 m² FLOOR 3 36.4 m²
TOTAL 1 108.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
FLOOR 1 15.8 m² FLOOR 2 40.9 m² FLOOR 3 35.8 m² FLOOR 4 22.3 m²
EXCLUDED AREAS - PRIMARY BEDROOM 14.2 m² REDUCED HEADROOM 3.0 m²
TOTAL 1 114.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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