



169 Harrington Drive, Nottingham  
£450,000





## 169 Harrington Drive

Nottingham, Nottingham

Harrington Drive is a well-maintained six-bedroom, three-bathroom semi-detached student property set over three spacious storeys, with a total internal floor area of approximately 168m<sup>2</sup>. Located in a popular student area, the house offers generously sized bedrooms, modern bathrooms, and a layout designed for comfortable shared living. It is let agreed for the 2025/2026 academic year, generating a confirmed annual rental income of circa £40,560. Representing a 9% net yield, with strong appeal to student tenants and a solid track record of occupancy, this property presents a reliable and attractive investment in a high-demand student market.

Harrington Drive is a well-maintained six-bedroom, three-bathroom semi-detached student property set over three spacious storeys, with a total internal floor area of approximately 168m<sup>2</sup>. Located in a popular student area, the house offers generously sized bedrooms, modern bathrooms, and a layout designed for comfortable shared living. It is let agreed for the 2025/2026 academic year, generating a confirmed annual rental income of circa £40,560. Representing a 9% net yield, with strong appeal to student tenants and a solid track record of occupancy, this property presents a reliable and attractive investment in a high-demand student market.







## 169 Harrington Drive

Nottingham, Nottingham

Well-maintained 6-bed, 3-bath student HMO over three storeys in a prime location. 168m<sup>2</sup> Let for 2025/26 with a rent of circa £40,560. Strong occupancy history and solid investment appeal. 9% net yield  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 6 Bedroom HMO Property
- Fully Occupied Student Accommodation
- Three Storey Victorian Property
- Located In The Highly Popular Lenton Triangle
- Achieving Circa £40,560 pa
- Lucrative Investment Opportunity





You can include any text here. The text can be modified upon generating your brochure.







### Overview

Located in a prime student area, 'Lenton Triangle', Harrington Drive is a well-maintained six-bedroom, three-bathroom semi-detached student property set over three spacious storeys, with a total internal floor area of approximately 168m<sup>2</sup>. The house offers generously sized bedrooms, modern bathrooms, and a layout designed for comfortable shared living. It is let agreed for the 2025/2026 academic year, generating a confirmed annual rental income of circa £40,560. With strong appeal to student tenants and a solid track record of occupancy, this property presents a reliable and attractive investment in a high-demand student market.

### Hallway

8' 3" x 12' 8" (2.51m x 3.86m)

### Bedroom 1 - Double bedroom on the ground floor

12' 2" x 14' 4" (3.71m x 4.36m)

### Lounge

12' 2" x 14' 2" (3.71m x 4.33m)

A well proportioned communal living room, neutrally decorated, with a feature grey wall.

### Kitchen/Diner

11' 11" x 30' 8" (3.64m x 9.34m)

A spacious kitchen diner with room for a large table and additional seating area. Having white gloss units and black worktops. There are patio doors leading to the outdoor area.

### Bedroom 2 - Double bedroom on the ground floor

7' 5" x 19' 7" (2.26m x 5.98m)

### Bathroom 1 - Located on the first floor

8' 2" x 6' 4" (2.48m x 1.92m)

### Bedroom 3 - Double bedroom on the first floor

8' 6" x 13' 4" (2.59m x 4.06m)

### Bedroom 4 - Double bedroom on the first floor

12' 1" x 12' 1" (3.69m x 3.68m)

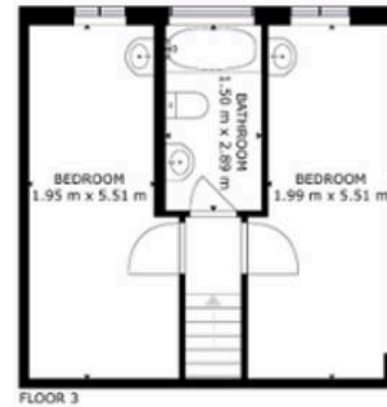












GROSS INTERNAL AREA  
FLOOR 1: 89 m<sup>2</sup>, FLOOR 2: 48 m<sup>2</sup>, FLOOR 3: 31 m<sup>2</sup>  
TOTAL: 168 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





GROSS INTERNAL AREA  
FLOOR 1: 89 m<sup>2</sup>, FLOOR 2: 48 m<sup>2</sup>, FLOOR 3: 31 m<sup>2</sup>  
TOTAL: 168 m<sup>2</sup>

BASED ON CONSTRUCTION AND MEASUREMENTS, ACTUAL MAY VARY.





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)