



**For
Sale**

**Fully Let
Student
Investment**



24 Burns Street, Nottingham, NG7 4DT 8 Bedroom Student Investment for Sale

- Let for the 2023/24 academic year at a gross rental of £57,120
- Comprising 3 self contained flats
- Offers in excess of £675,000 sought for the freehold interest

EPC

Flat 1 - C 73

Flat 3 - D 81

Flat 4 - D 80

Location

The property is located within Burns Street in the Arboretum area of Nottingham. The area is popular with Nottingham Trent University students being a 5 minute walk from the main Nottingham Trent University campus.

The tram network is also nearby providing direct access to Nottingham City Centre and beyond.

Description

The property comprises a 3 storey detached property with each floor comprising a self contained flat. The property has recently been refurbished and is in excellent condition throughout having been redecorated and re-carpeted throughout at the start of the academic year.

Floor plans of the property are on the next page, but in brief the ground floor comprises a four bedroom flat, with a separate kitchen and living room and bathroom. To the first floor is a further two bedroom flat with separate kitchen and living room along with a bathroom. To the top floor is a two bedroom flat with separate kitchen and living room along with a bathroom.

Tenure

The property is to be sold freehold subject to the tenancies detailed below.

Rental

Flat 1 has been let for the 2023/24 academic year at a gross rental of £155 per person per week giving an overall rental of £29,760. The unit is let on an inclusive of bills basis with an allowance of £23 per person per week.

Flat 3 has been let for the 2023/24 academic year at a gross rental of £160 per person per week giving an overall rental of £15,360. The unit is let on an inclusive of bills basis with an allowance of £37 per person per week.

Flat 4 has been let for the 2023/24 academic year at a gross rental of £125 per person per week giving an overall rental of £12,000. The unit is let on an exclusive of bills basis.

All 3 flats are let on a 48 week contract.



Please contact:

Matt Cullen
07775 763015



Oak

Property Consultants

1 The Courtyard
32B Shakespeare Street
Nottingham NG1 4FQ
0115 896 5010

mail@oakpropertyconsultants.co.uk

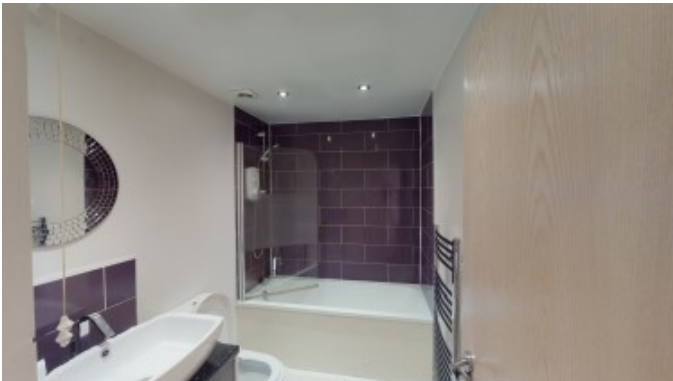
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Price

Offers in excess of £675,000 are sought for the freehold interest subject to the tenancies listed.

Fixtures and Fittings

The property will be sold to include all the landlords fixtures and fittings within the property.





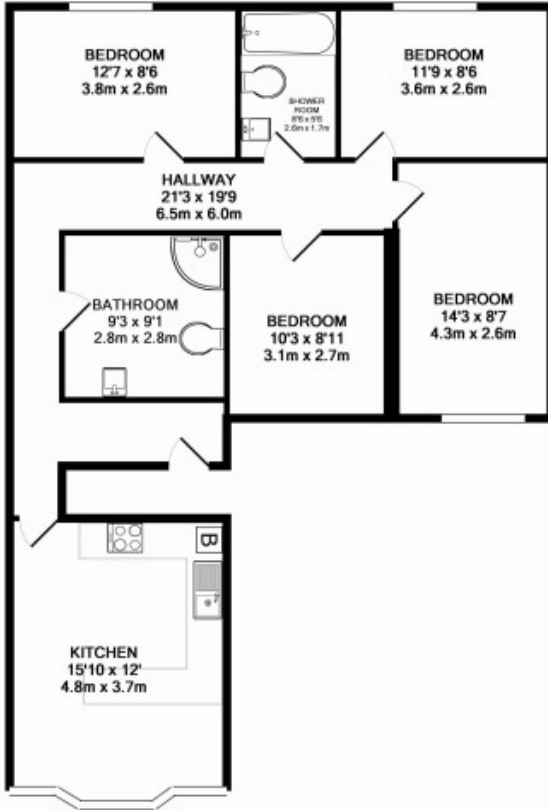
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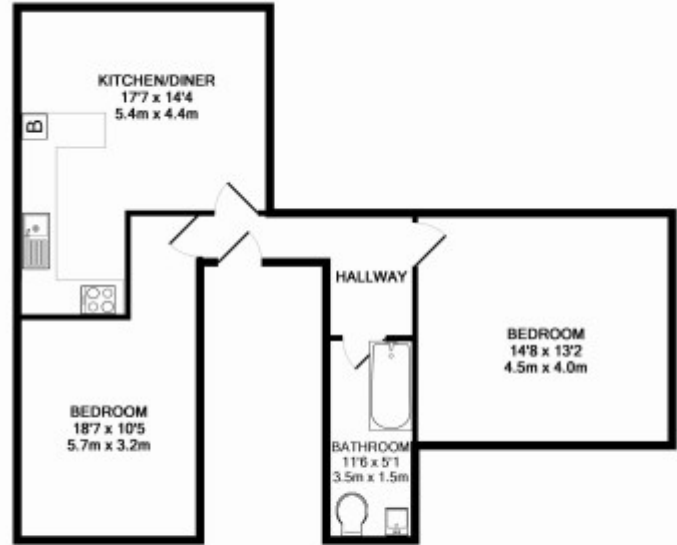
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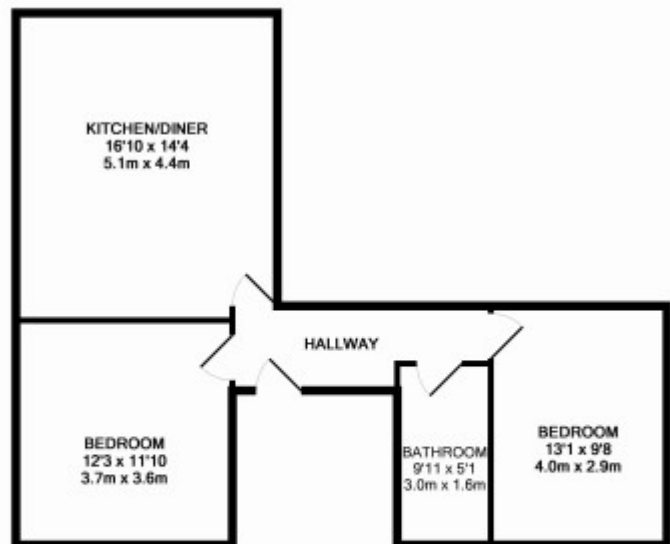
FLAT 1, 24 BURNS STREET
TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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FLAT 3, 24 BURNS STREET
TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

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FLAT 4, 24 BURNS STREET
TOTAL APPROX. FLOOR AREA 618 SQ.FT. (57.4 SQ.M.)

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