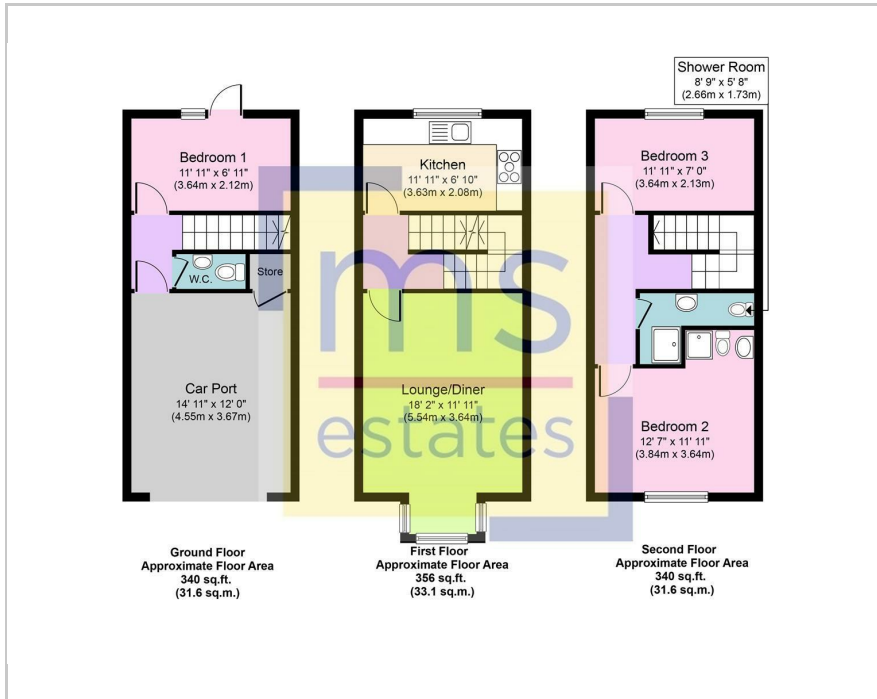




72 Lenton Manor, Nottingham, NG7 2FP

£235,000

Floor Plan



Area Map



- Unexpectedly available again. Modern 3-bedroom HMO Investment.
- Unique opportunity in an exclusive development.
- Currently used a 3 letting room student HMO.
- Let until summer 2024 at £1469pm inclusive.
- New let agreed until summer 2025 at £1560pm inclusive.
- Large lounge. Fitted kitchen.
- 3 bedrooms. 3 w.c.'s. 2 showers.
- Gas central heating and double glazing.
- Undercover and off-street parking.
- Great letting location. Readymade investment.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | 66 | 82 |
| | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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