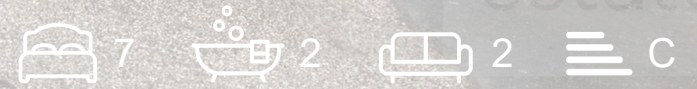


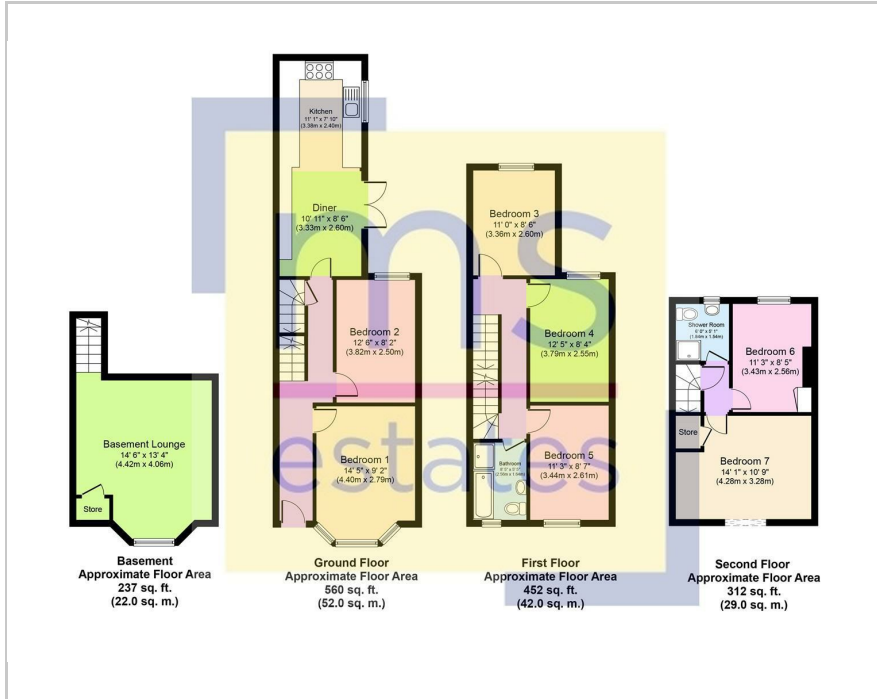


93 Kimbolton Avenue, Nottingham, NG7 1PS

£500,000



## Floor Plan



## Area Map



- Prime Student HMO Investment Opportunity.
- Let at £45,500 per annum including bills until 30th June 2025.
- 9.1% Yield.
- Seven double bedrooms.
- Large dining kitchen.
- Spacious basement lounge.
- Gas central heating.
- Double glazing.
- Ready made investment.
- Popular location within Lenton Triangle.

### Energy Efficiency Rating

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