



ms  
estates

19 Gloucester Avenue, Nottingham, NG7 2DQ

Price Guide £420,000

6 2 1 D



Floor Plan



Area Map



- 9.28% Gross Yield: Proven high return on investment.
- £39,000 Annual Income: Inclusive of all utility bills.
- Secure Tenancy to June 2026: Guaranteed income stream.
- Six Bedrooms: Well-sized for student accommodation.
- Two Modern Shower Rooms: Enhancing tenant comfort.
- Spacious Kitchen/Diner: Communal social area.
- Large Basement Lounge: Additional living space.
- Double Glazing & Gas Central Heating: Energy efficient and comfortable.
- Prime Student Location: High demand and consistent rental.
- Turnkey Investment: Tenants secure to 30th June 2026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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