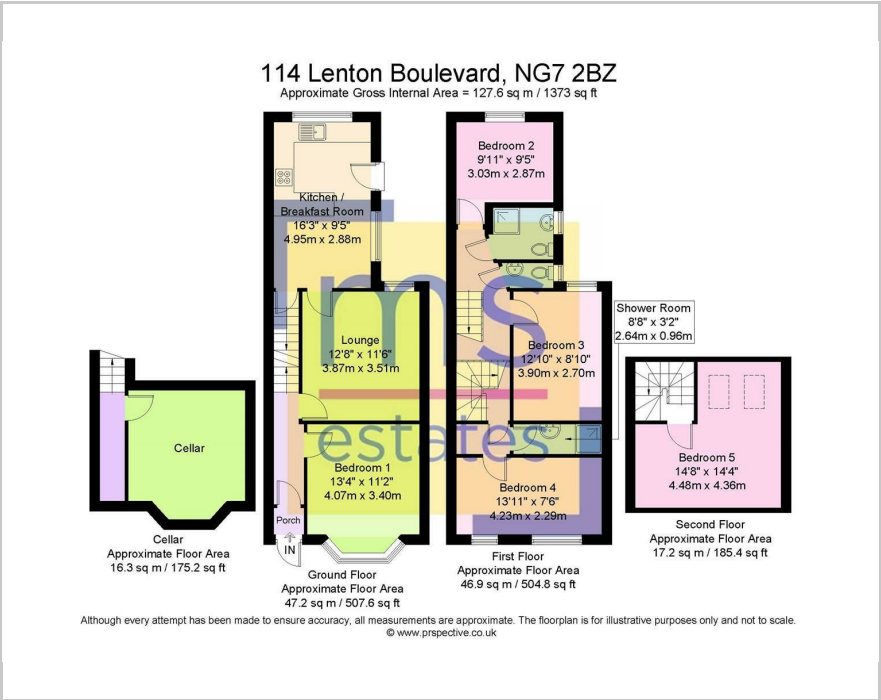




114 Lenton Boulevard, Nottingham, NG7 2BZ

Price Guide £325,000

Floor Plan



Area Map



- High-Yield HMO Investment (10.5%)
- £34,320 Annual Income (Inclusive)
- Fully Let Now & Next Academic Year
- 5 Letting Rooms
- Fitted Dining Kitchen & Lounge
- 2 Shower Rooms
- GCH & Double Glazing
- Solar Panels (Energy Efficient)
- Ready-Made Income Stream
- Ideal Lenton Investment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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.