



99 Castle Boulevard, Nottingham, NG7 1FE
£495,000



Floor Plan



- 7-bedroom licensed HMO let to students until summer 2026
- Annual income of £46,900 inclusive, offering approx' 10% + gross yield
- Well-presented over three storeys of spacious accommodation
- Large communal living room and separate fitted kitchen
- Three bathrooms, ideal for HMO living
- Rear yard with potential for off-street parking conversion
- Situated on the sought-after Castle Boulevard (NG7)
- Walking distance to Nottingham city centre and universities
- Excellent public transport links
- Ideal turnkey investment with strong ongoing rental income



Area Map



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	61	84
	EU Directive 2002/91/EC	

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3 Park Street, Derby Road, Lenton, Nottingham, NG7 1RR

Tel: 0115 9120061 Email: mail@ms-estates.co.uk www.ms-estates.co.uk