

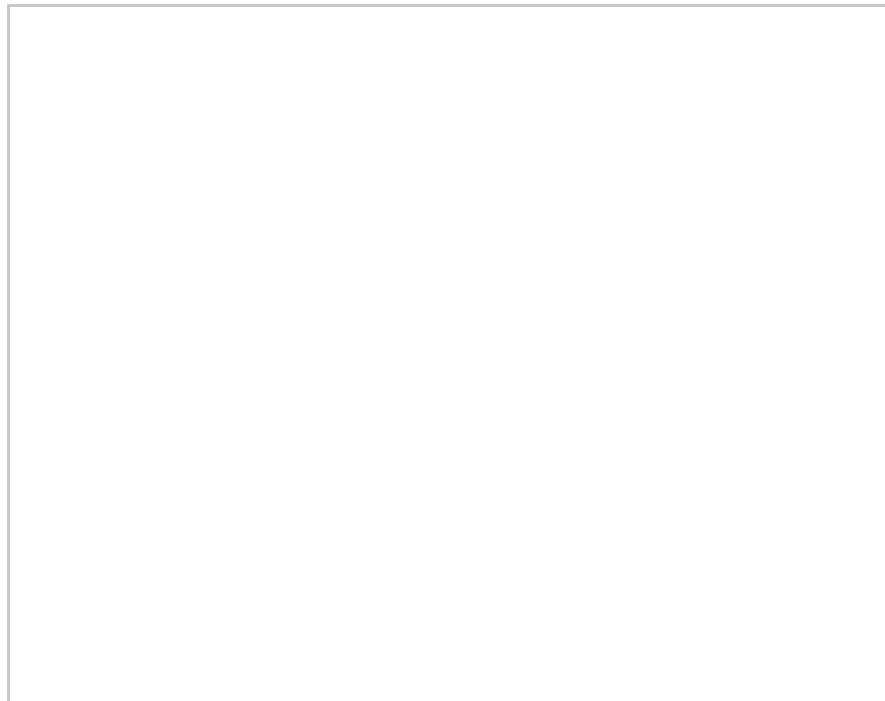


99 Castle Boulevard, Nottingham, NG7 1FE

£495,000



Floor Plan



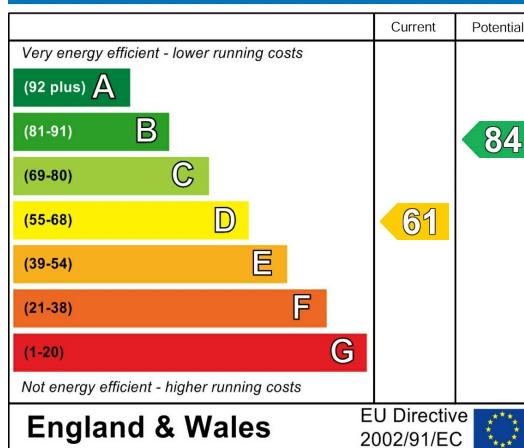
- 7-bedroom licensed HMO let to students until summer 2026
- Annual income of £46,900 inclusive
- Well-presented over three storeys of spacious accommodation
- Large communal living room and separate fitted kitchen
- Three bathrooms, ideal for HMO living
- Rear yard with potential for off-street parking 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.