

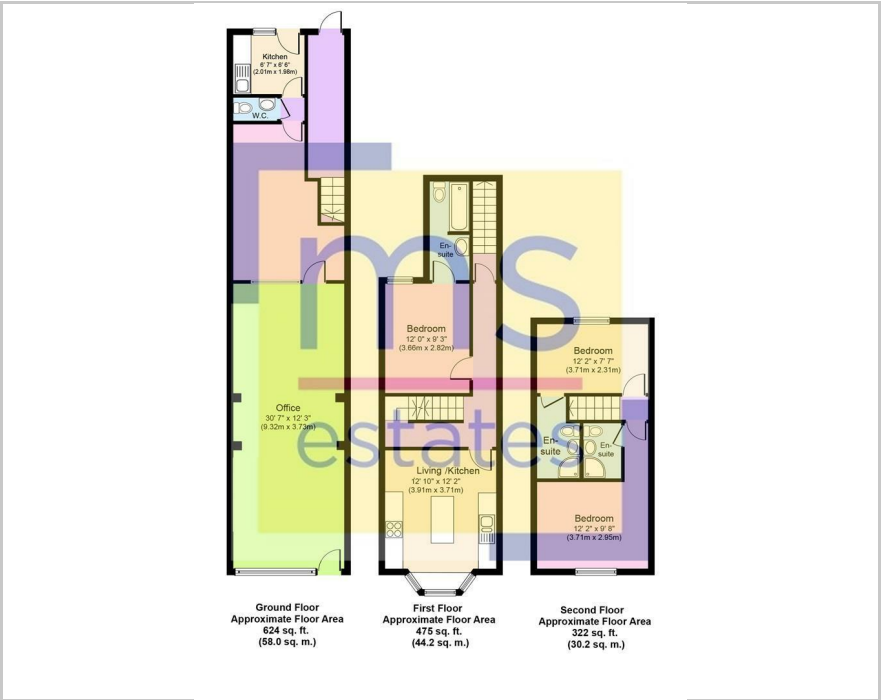


59/59a Lenton Boulevard, Nottingham, NG7 2FQ

£350,000



Floor Plan



Area Map



- High 8.4% Gross Yield
- Total Income £29,500 P.A.
- Residential Let Until July 2027
- Commercial Let Until 2029
- FRI Lease (Commercial Unit)
- 3 Double En-suite Bedrooms
- Prime Student Location
- Modern Fitted Kitchen
- Air-Con & Retail Shutters
- Fully Double Glazed & GCH

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	
	67	71



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