



Asking Price £480,000

Elmsthorpe Avenue, Lenton, NG7 2BU

Bedrooms : 6

Bathrooms : 2

Reception Rooms : 1

Tomlinson Estate Management Limited
9 High Street, Ruddington, Nottingham, Nottinghamshire, NG11 6DT
sales@tomlinsonestates.co.uk | 01158240368
Website: www.tomlinsonestates.co.uk



6 Bedroom student HMO located in Lenton, ideal for Nottingham University students, let for the 23-24 and 24-25 academic years on 52 week tenancies:

- 2023/2024 Rent: £36,192 pa (£47,112 including bills)
- 2024/2025 Rent: £34,320 pa (£43,680 including bills)

The property comprises of three storeys. You will find one of the bedrooms and an open plan kitchen and living room on the ground floor. The first floor comprises of further three bedrooms and one of the bathrooms. You will find another two bedrooms and the second bathroom on the second floor.

Good standard has been maintained throughout the property.

The back garden can be accessed via shared alleyway.

Substantial history of use as an HMO - 10 years tenancy agreements available if needed. Tomlinson Estates manage the property.

On street parking available.

Tomlinson Estates have interest in this sale.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY

