



6

Bedrooms



2

Bathrooms



1

Receptions



- Let for academic years 23-24 & 24-25
- EPC: C
- Ideal location for Uni of Nottingham students
- Council Tax Band: B
- All furniture and white goods included

6 Bedroom student HMO located in Lenton

Let for the 23-24 & 24-25 academic years on 52 week tenancies.

Rent 23-24: £49,920 PA (Inclusive of bills G,W,E,BB)

£35 pppw allowance made for bills

Rent 24-25: £38,064 PA (Not including bills)

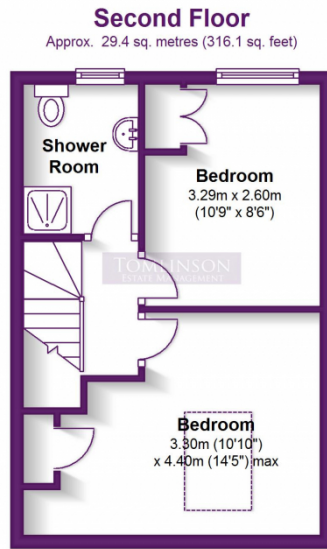
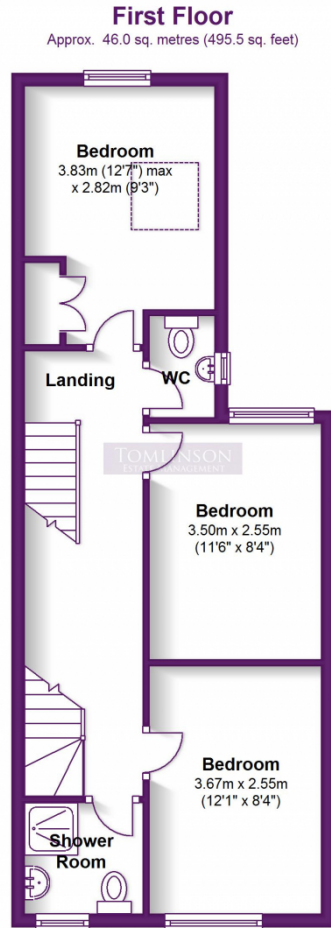
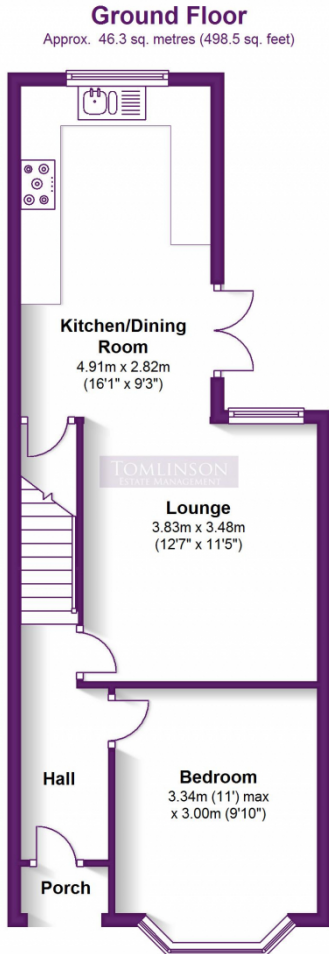
6 Bedrooms

2 Bathrooms


Substantial history of use as an HMO

Finished to a high standard throughout

Tomlinson Estates currently manage this tenancy



Total area: approx. 121.7 sq. metres (1310.0 sq. feet)

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

Address: Lenton, NG7 2BZ

Tel : 01158240368
 Email : sales@tomlinsonstates.co.uk
 Website : tomlinsonstates.co.uk

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