



£510,000

TENURE : FREEHOLD

Lenton Boulevard, Lenton, NG7 2BZ

Bedrooms : 6

Bathrooms : 2

Reception Rooms : 1

**Let for academic years 22-23
& 23-24**

**Ideal location for Uni of
Nottingham students**

**All furniture and white goods
included**

EPC: C

Council Tax Band: B

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6 Bedroom student HMO located in Lenton
Let for the 23-24 academic year on 52 week tenancy.

Rent 23-24: £49,920 PA (Inclusive of bills G,W,E,BB)
£35 pppw allowance made for bills

6 Bedrooms

2 Bathrooms

Substantial history of use as an HMO

Finished to a high standard throughout

Tomlinson Estates currently manage this tenancy

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.
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