



5

Bedrooms



1

Bathroom



1

Receptions



- HMO Licence for 5
- Extensive history of use as an HMO
- Let for the 23-24 & 24-25 academic years
- Virtual tour available
- white goods included
- 2 car park spaces

5 Bedroom HMO investment property. Located on Devonshire Promenade, a private road in the heart of Lenton. Within walking distance of the University of Nottingham, the city centre and local amenities. The property has been modernised in areas while retaining an abundance of original period features.

The property has an HMO licence and a long history of use as an HMO. It's currently let to 5 students for the academic years 2023-2024 and 2024-2025 on 52-week tenancies.

2023-2024: £36,400 PA (£140 pppw inclusive of gas, water, electric & broadband). Bills fair usage agreement of £20pppw.

2024-2025: £39,520 PA (£152 pppw inclusive of gas, water, electric & broadband). Bills fair usage agreement of £20pppw.

Ground Floor

Hallway with original tiled flooring. Furnished living room featuring sash windows and fireplace. Furnished bedroom, kitchen with white good included and access to basement.

First Floor

Two furnished bedrooms, separate WC and bathroom featuring WC, wash hand basin and shower over bath.


Second Floor

Two furnished bedrooms.

External & Garden

2 allocated parking spaces available on Devonshire Promenade. Front and rear garden with access to the side of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(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 

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