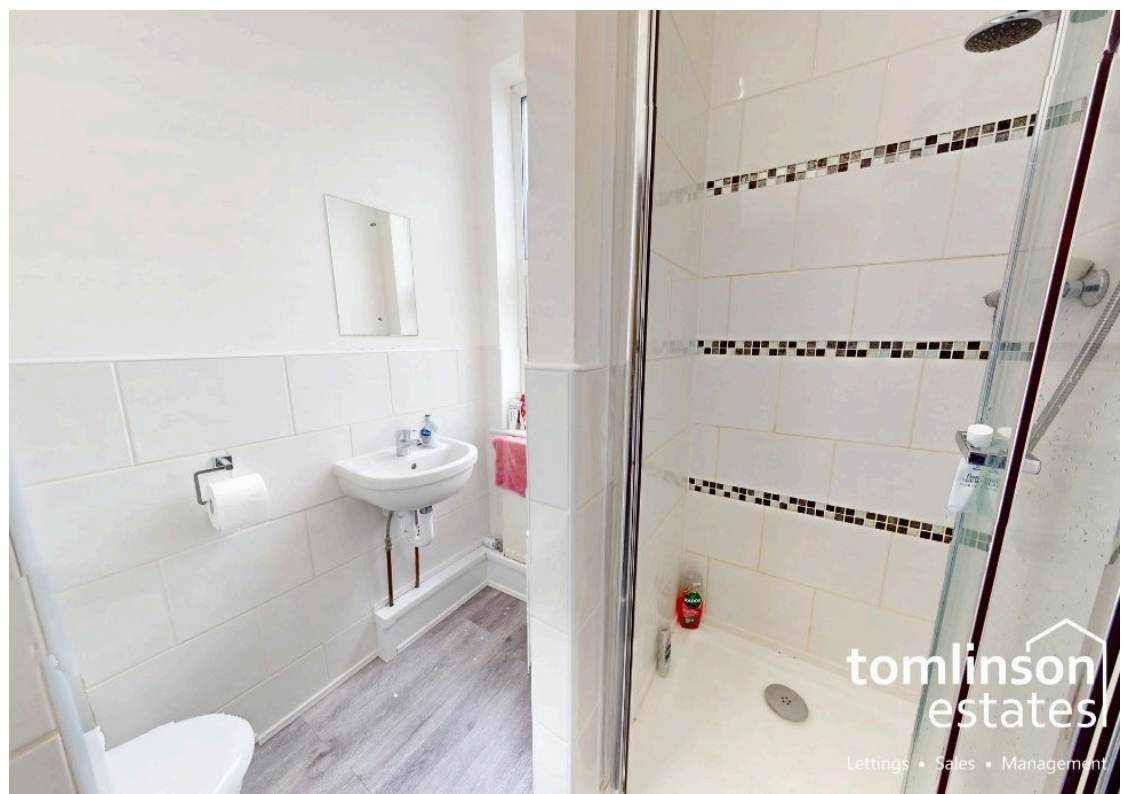
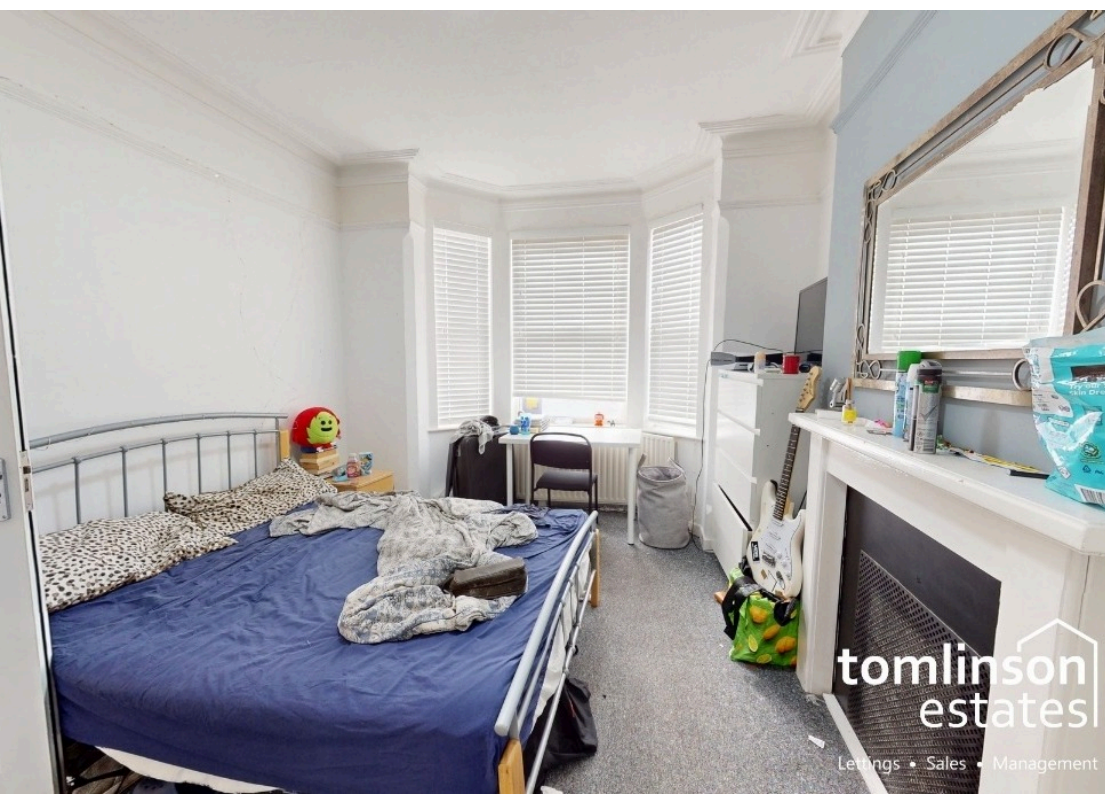




4  
Bedrooms

2  
Bathrooms

2  
Receptions



- HMO Licence for 4
- Furniture & white goods included
- Extensive history of use as an HMO
- Let for the 25-26 academic year

4 Bedroom student HMO located in the centre of Lenton, ideal for University of Nottingham students. HMO licence for 6 with a long history of successful lettings. Within walking distance of the University of Nottingham, QMC, the city centre and local amenities. Bus and tram stops are close by for access to the city centre and both universities.

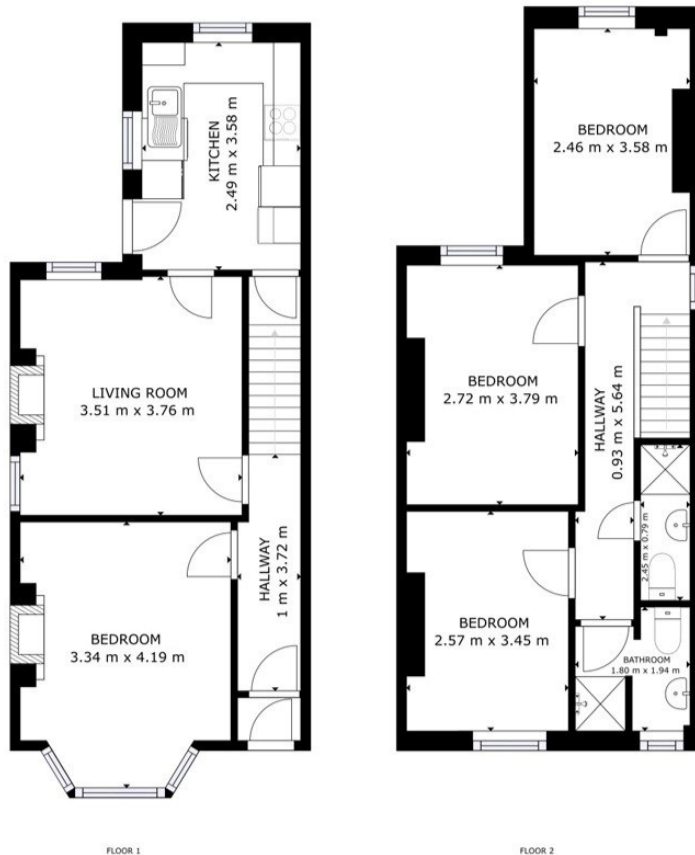
The property has been renovated to a high standard. Ideal for an investor who is looking for a 'ready made' investment property.

**25-26 Rent:** £26,000 PA (bills not included)


£125 per person per week: 01/08/25 - 31/07/2026

- HMO licence for 4
- Substantial history of use as an HMO
- Finished to a high standard throughout
- Ideally located for students
- White goods & furniture included
- 2 Shower rooms

Virtual Tour available.



GROSS INTERNAL AREA  
 FLOOR 1: 42.86 m<sup>2</sup>, FLOOR 2: 41.71 m<sup>2</sup>  
 TOTAL: 84.57 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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