

**K A T I E  
H O M E S**

5 Apartments, 1 Queens Road East, Beeston, Nottingham, NG9 2GN

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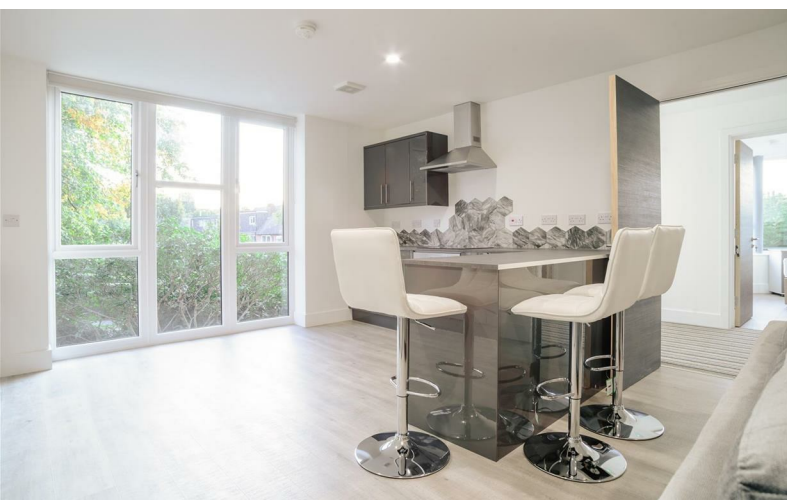
**Offers In The Region Of £4,200,000**

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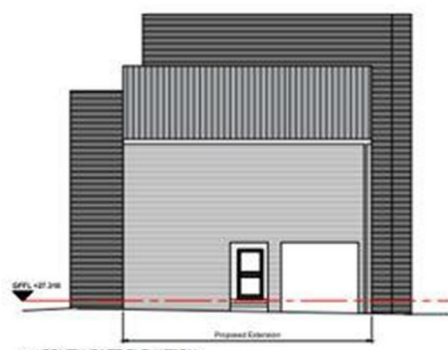
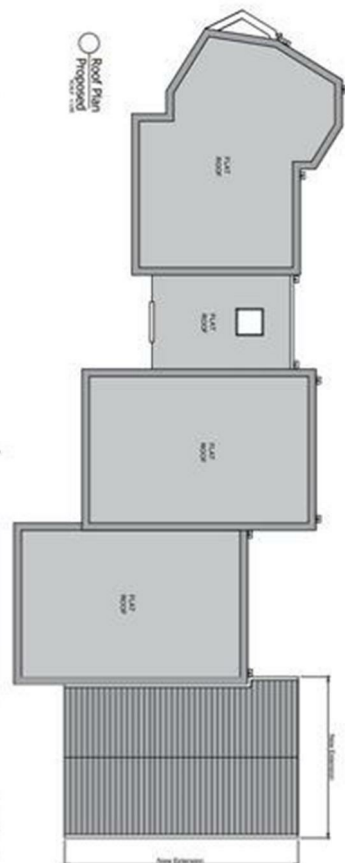
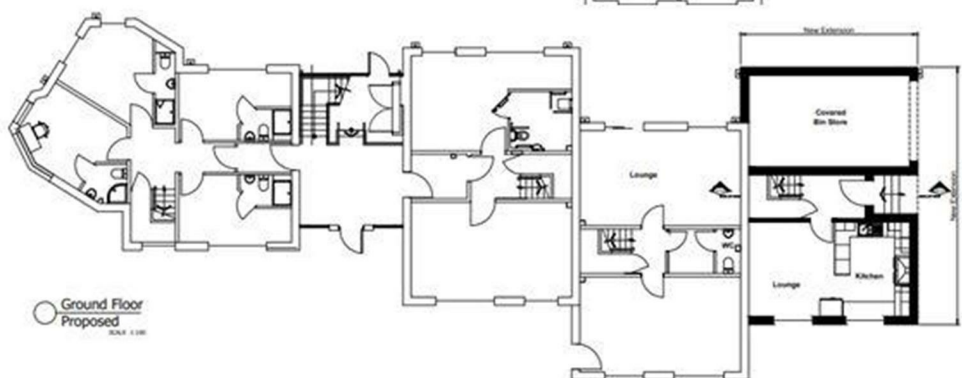
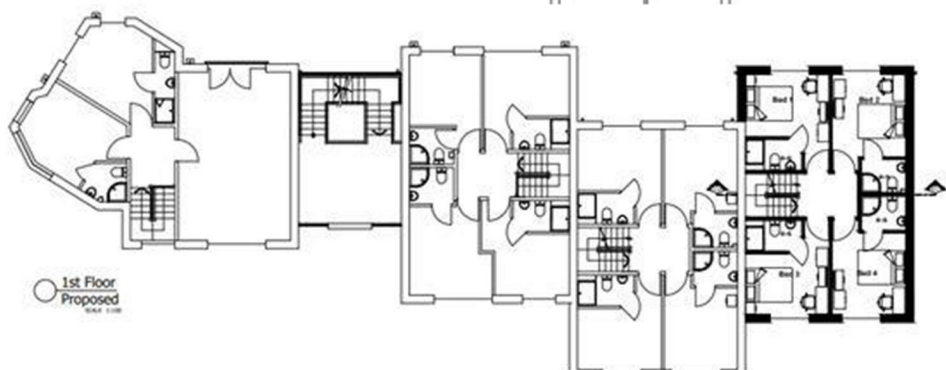
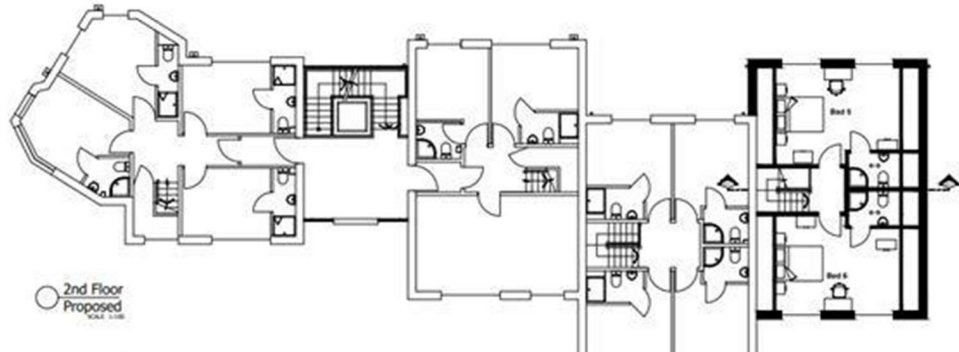
\*GREAT INVESTMENT WITH PLANNING GRANTED FOR FURTHER DEVELOPMENT\*





- MODERN STUDENT DEVELOPMENT
- 32 DOUBLE BEDROOMS
- ALL BEDROOMS WITH EN-SUITE SHOWER ROOMS
- PROJECTED 24/25 £305,000 PER ANNUM RENTAL INCOME
- 11 ON-SITE PARKING SPACES
- CLOSE TO TRANSPORT LINKS
- PLANNING PERMISSION GRANTED FOR ADDITIONAL SIX BED HMO
- HIGH DEMAND FOR UNI OF NOTTINGHAM STUDENT TENANTS
- 20 YEAR NHBS BUILD WARRANTY





## Building Overview

This immaculate and modern development is situated on the junction of Queens Road and University Boulevard and the building overlooks the University of Nottingham playing fields, which means your tenants only have a two-minute walk to the University of Nottingham campus.

The property consists of five HMO apartments with a total of thirty-two rooms. The projected 24/25 rental income is £305,000 per annum.

The building also benefits from close links to the tram network that connects Beeston to Nottingham City Centre, giving tenants easy access to Nottingham City Centre, Trent Universities and much more.

All the bedrooms are spacious double bedrooms, which include full-sized double beds and an en-suite shower room for every tenant!

Further to this, the property has a modern design throughout, incorporating wall-to-ceiling windows which provide a huge amount of natural light into all rooms.

The development is split over five individual apartments:

The Cave - Eight-bed townhouse with independent access

Major Oak - Six-bed duplex apartment

Maid Marion - Six-bed duplex apartment

Robin Hood - Five-bed duplex apartment

Sherwood - Six-bed duplex apartment

The building comes complete with all required planning permissions, certificates and a 20-year NHBS new build warranty along with a management agreement in place with Top365 Ltd.

## The Kitchen / Diners

Each Kitchen/Diner has been fitted to a high specification with modern kitchen units including built-in appliances. Each apartment has a uniquely designed kitchen which uses the space to its full potential and to make the most of the natural light coming in through the large floor-to-ceiling windows.

## The Bedrooms

All the bedrooms are equally sized and all contain en-suite shower rooms that have fitted out to a high standard.

The rooms come standard with double beds, desk, chair, bedside table, wardrobe and television.

## The Cave

The Cave - Nine-bed townhouse with independent access (planning permission in place to addition bedroom taking it to 9 bedrooms total).

The property benefits from having a separate living room, this is the ideal socialising room with plenty of sofa room and a large TV. This also has a separate laundry room, downstairs WC and it's own patio area accessed via the living room.

## Major Oak

Major Oak - Six-bed duplex apartment, accessed via communal building with secure entry.

## Maid Marion

Maid Marion - Six-bed duplex apartment, accessed via communal building with secure entry.

## Sherwood

Sherwood - Six-bed duplex apartment, accessed via communal building with secure entry.

## Robin Hood

Robin Hood - Five-bed duplex apartment, accessed via communal building with secure entry.

## On-site parking

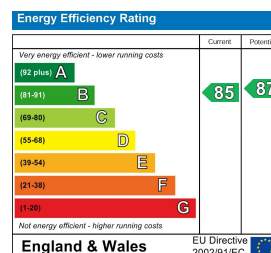
Ten on-site parking spaces which are unallocated

## Approved Planning

The site has recently received (December 2023) approval granted for a separate six bedroom HMO to be built on the side elevation of the site. This property will consist of; six en-suite bedrooms, open-plan kitchen/living areas. The new building will also contain a new internal bin storage area to service the whole site.

## Contact us

Contact Katie Homes Nottingham today for your viewing of the building or for more information.





HAPPIER HOME HUNTING



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