

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

20 Bute Avenue, Lenton, Nottingham, NG7 1QA

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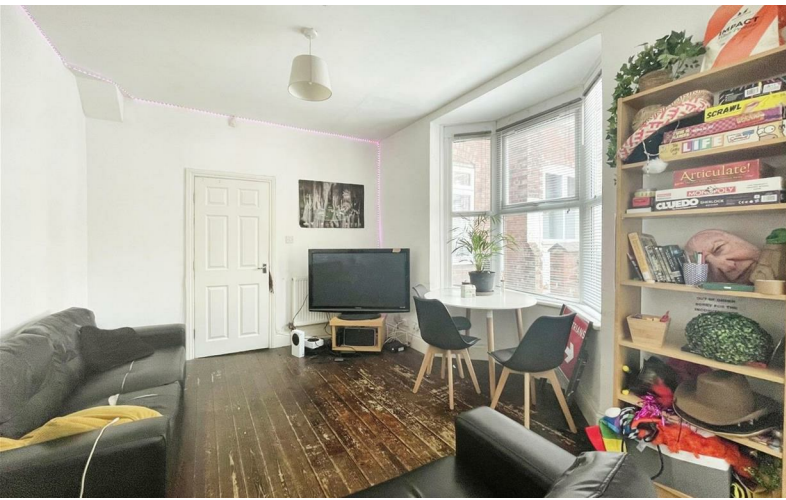
**Asking Price £630,000**

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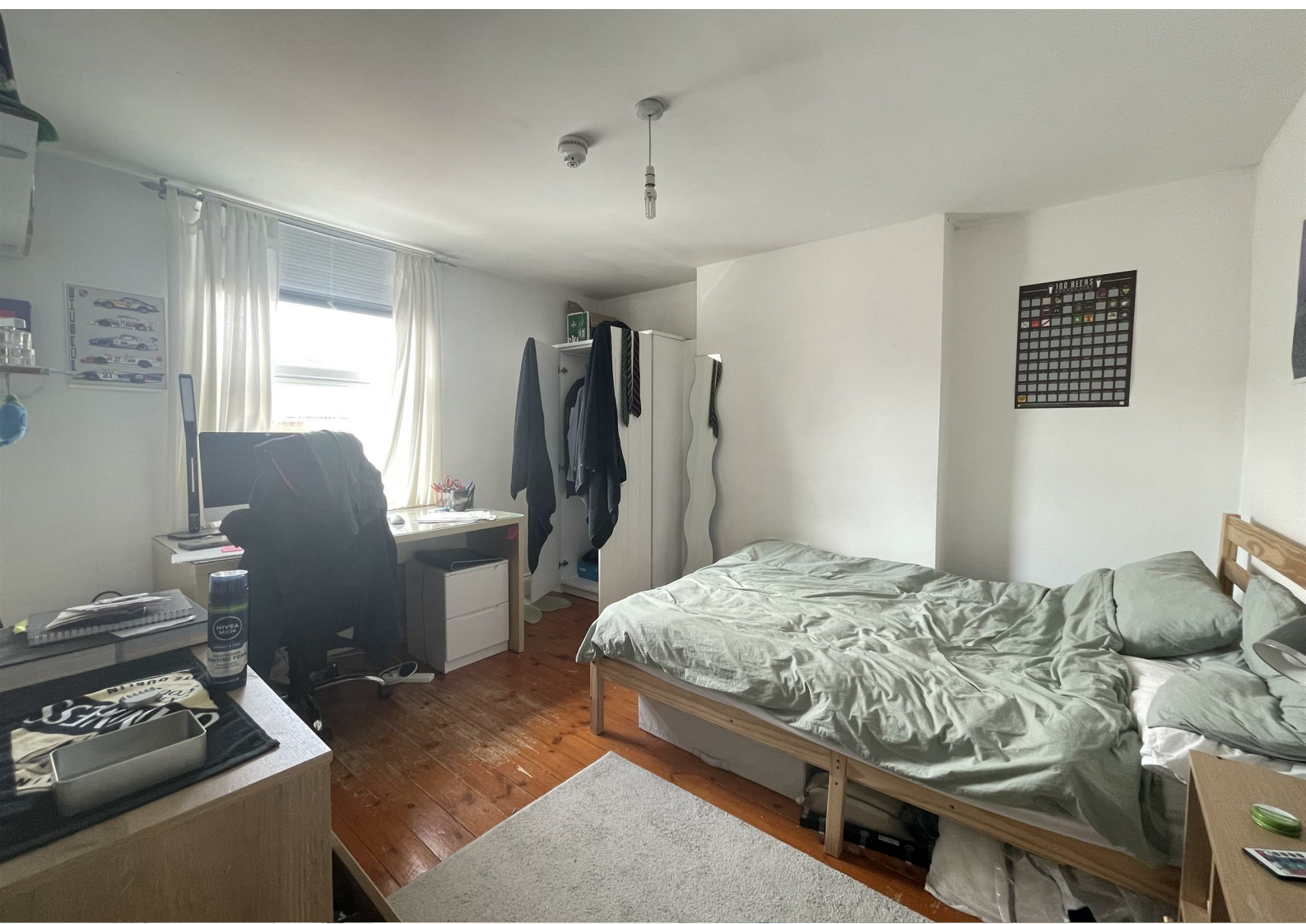
ASKING PRICE £630,000

\* INVESTMENT OPPERTUNITY \* well-maintained terraced student accommodation with seven double bedrooms in a thriving student area, offering convenience, privacy, and a sense of community.





- SEVEN-BEDROOM HMO PROPERTY
- SEVEN DOUBLE BEDROOMS
- TWO SHOWER ROOMS & WC
- LET OUT FOR NEXT ACADEMIC YEAR
- PROPERTY MANAGEMENT INCLUDED IN SALE
- GREAT LOCATION FOR STUDENTS OF BOTH UNI'S





## Overview

Here we have a great opportunity for investors to add to their portfolio! For sale is a terraced student HMO property that's in good condition throughout and ready to provide a steady stream of rental income. This property, located in a thriving area with strong local community ties to both Nottingham Trent University and The University of Nottingham. It has been well-maintained and features seven double bedrooms, perfect for welcoming groups of students in, each academic year.

The property is specifically designed to cater to student life. Each of the seven bedrooms is spacious enough to accommodate a double bed, while still providing ample room for personal belongings and study space. The rooms are spread across the home's three floors and provide a sense of privacy and personal space that is often sought after in student accommodation.

The property features two shower rooms, one located on the first floor and the other on the second, which offer practicality and convenience. Less need to worry about morning queues before lectures!

In addition, this property boasts an open-plan kitchen/living room. This communal space is perfect for socialising, studying, cooking and relaxing. Its open layout encourages interaction with housemates, making it a great place for students to bond and create memories.

The location of this property is almost as impressive as the property itself. It has excellent public transport links, making travel to and from university campuses or into town a breeze. It's also in close proximity to local amenities, so students won't have to travel far for their daily essentials or leisure activities.

Make your investment today and start reaping the benefits...

## Rental Income

\* Amounts are excluding bills

23/24 Academic year income - £45,000

24/25 Academic year income - £48459

## Entrance Hallway

### Kitchen / Dining Room

25'3" x 10'5"

### Bedroom One

15'1" x 13'6"

### Bedroom Two

11'1" x 11'1"

## First Floor Landing

### Bedroom Three

10'5" x 9'2"

### Bedroom Four

11'1" x 11'1"

### Bedroom Five

11'9" x 10'9"

## Second Floor Landing

### Bedroom Six

14'9" x 9'6"

### Bedroom Seven

10'5" x 10'2"

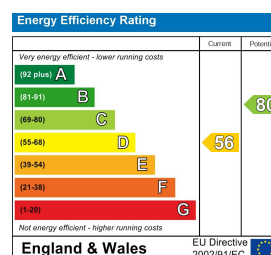
### First Floor Shower Room

6'6" x 5'6"

### First Floor WC

### Second Floor Shower Room

7'6" x 6'2"





HAPPIER HOME HUNTING



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