

# HoldenCopley

PREPARE TO BE MOVED



**Mansfield Road, Nottingham, NG1 3HW**

**£515,000**

This three storey townhouse offers spacious and well balanced accommodation, making it an ideal investment opportunity in a prime student location. Already fully let for the next academic year (2026-2027) and generating an approximate 9.5% gross annual rental yield, the property provides a strong and reliable income stream. Situated just a five minute walk from Nottingham Trent University and the City Centre, it is perfectly positioned for student demand. The accommodation is arranged over three floors and features an exceptionally large lounge and dining

room, creating a comfortable communal space. There is a separate modern fitted kitchen equipped with two cookers, a ground floor WC, and a range of good sized double bedrooms. The property is further complemented by three shower rooms, helping to ensure practicality and convenience for multiple occupants. Fully furnished throughout, this townhouse represents a ready to go investment in one of Nottingham's most popular student areas.

- Three-Storey Townhouse
- Fully Let Until 2027
- Modern Fitted Kitchen
- 5-Min Walk To NTU & City Centre
- Approx 9.5% Gross Annual Rental Yield
- Seven Bedrooms
- Large Lounge & Dining Room
- Three Shower Rooms
- Fully Furnished
- Must Be Viewed