

# Nottinghamshire Property Investment Opportunity



10 Tennis Drive NG7 1AE  
House HMO

£650,000

## Prime Real Estate Investment

We are excited to present this exclusive property in Nottinghamshire, one of the UK's fastest-growing regions with high demand for residential and commercial properties. This property offers a unique opportunity for investors to generate substantial income from a well-established asset.

- **Portfolio management:** Free for the first three months to ensure a smooth transition with an option to continue at a fee.
- **Strong Rental Market:** Nottinghamshire's rental market thrives due to its diverse economy, vibrant student life, and excellent transport links, ensuring high demand.
- **Proven Track Record:** This portfolio boasts high occupancy rates, a stable income, and well-maintained properties, ensuring a strong, reliable return on investment.
- **Growth Potential:** Nottinghamshire's urban regeneration projects and booming tech and industrial sectors are pushing up property values and driving demand.
- **Student Hub:** With many properties close to Nottingham University and Nottingham Trent University, there's a continuous demand for student accommodation.
- **Commuter Links:** Nottinghamshire offers excellent transport links to London, Birmingham, and other major cities, making it an attractive location for businesses and commuters.
- **Finance:** Can be sourced subject to lenders' terms and conditions.

# Property 14

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This property is located in Nottingham's prestigious Park Estate, one of the city's most coveted residential areas. Known for its historical significance and exclusivity, the Park Estate is famed for its leafy surroundings, elegant Victorian architecture.

Within close proximity to Nottingham's key cultural and commercial centres, such as the castle, train station, vibrant city life, and both universities, it is a sought-after area for both students and professionals.



## Property features

This 6-bedroom, stylish HMO townhouse has three floors. The ground floor features a double bedroom, bathroom, garage and storage cupboard. The first floor hosts the spacious open plan lounge, kitchen and dining area, along with two further bedrooms, one which has a private outside garden area and the other with its own private balcony. The second floor has another bathroom and three double bedrooms.

