

Beeston Road

Nottingham
NG7 2JQ

Asking Price Of £425,000



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- Licensed 6-bed HMO (C4 use class)
- Fully let at £145 pppw x 50 weeks
- Gross rent roll: £43,500 p.a.
- Net income: £36,975 p.a. (9% Net Yield)
- Recently renovated throughout
- 3 modern bathrooms + fully fitted kitchen
- Driveway parking for multiple vehicles
- Strong tenant demand in Beeston Road location
- Prudent 15% OPEX allowance already factored
- Contact FHP Living For More Information



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Key Features

A superb opportunity to acquire a recently refurbished, fully licensed 6-bedroom HMO situated in a consistently high-demand student and professional rental area close to Nottingham city centre and the University of Nottingham.

This turnkey investment is fully let at £145 per person per week for 50 weeks, generating a gross annual rent roll of £43,500 and a net income of approximately £36,975 per annum, equating to a 9% net yield after a prudent 15% operating expense allowance.

The property has undergone a comprehensive renovation and now offers modern, low-maintenance accommodation arranged over three floors. The ground floor features a contemporary open-plan kitchen and living area with integrated appliances and breakfast bar seating, alongside one of six well-proportioned bedrooms. A further five bedrooms and three stylish shower rooms are arranged across the upper floors. Externally, there is driveway parking for multiple vehicles and a low-maintenance rear garden.

Located on Beeston Road, the property benefits from excellent transport links to the city centre, Nottingham Trent University, and the University of Nottingham, ensuring strong ongoing tenant demand and minimal void periods.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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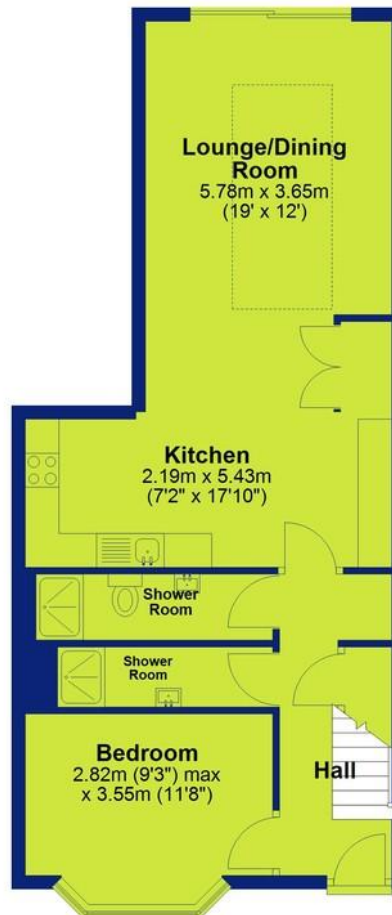
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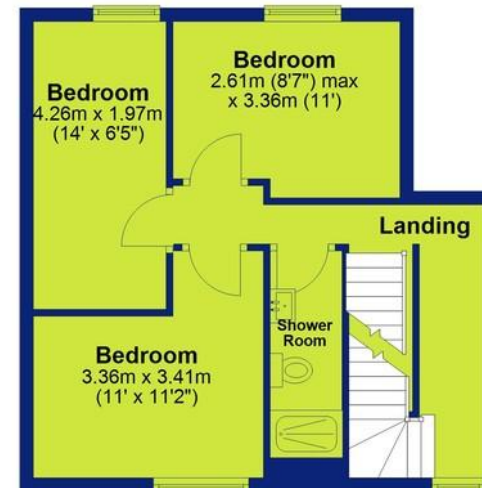
Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Second Floor

Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 128.5 sq. metres (1382.9 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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