




4
Bedrooms


1
Bathroom


1
Receptions



- 4 Lettable rooms
- Potential to increase lettable rooms
- Let for 23-24
- Ideally located for Nottingham University students
- White goods and furniture included

4 Bedroom student HMO located in Lenton. Let for the academic year 23-24. Substantial history of use as an HMO. Potential to add additional rooms and increase rental income substantially.

Let for the 23-24 academic year.

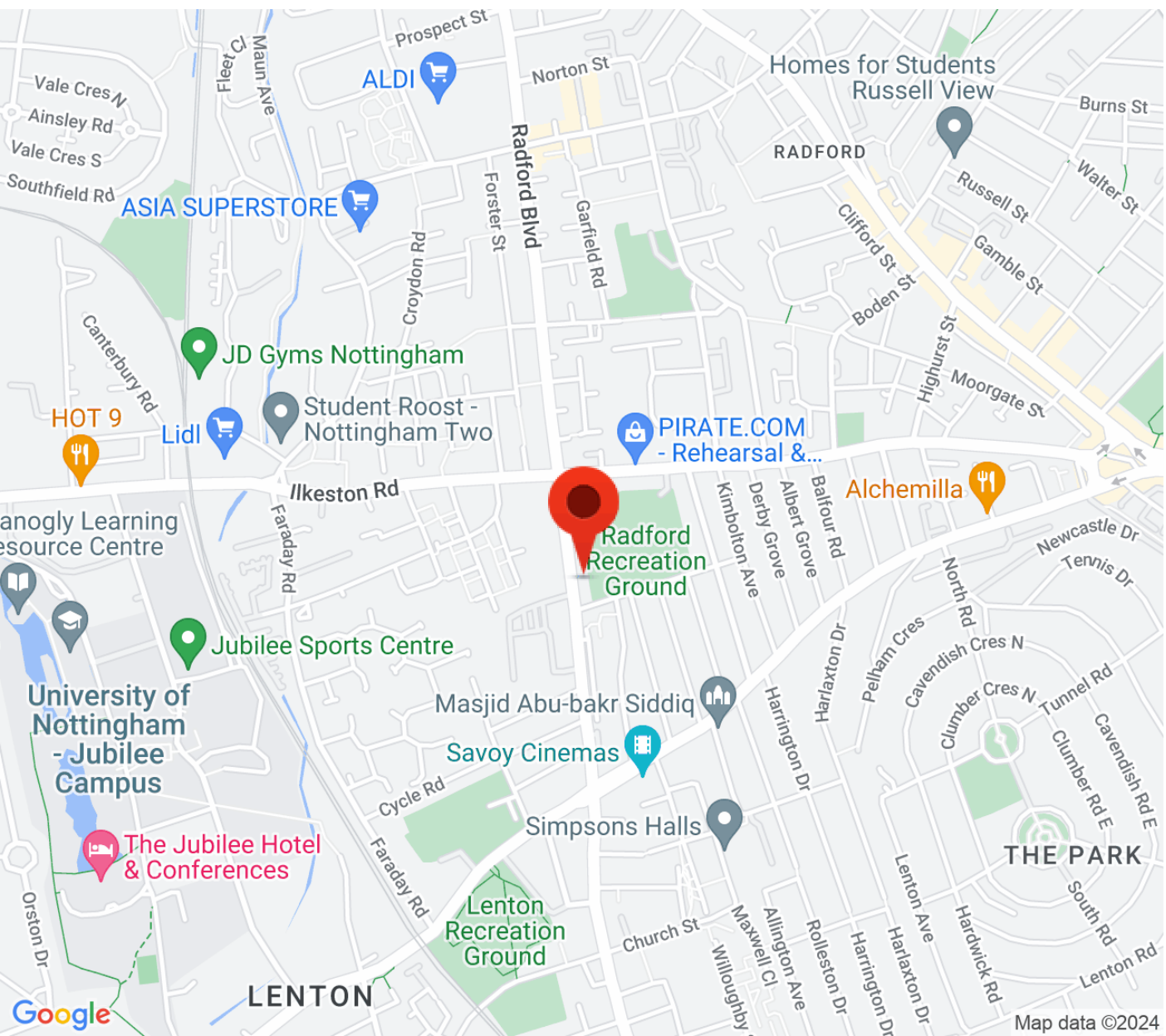
Rent 23-24: £1,560 PCM (Inclusive of bills G,W,E,BB, TV Licence)

- 4 Bedrooms

- 1 Bathroom

- Potential to increase number of lettable rooms

- Potential to increase rental income substantially



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

Address: Lenton Boulevard, Lenton, NG7 2BZ

Tel : 01158240368
Email : sales@tomlinsonstates.co.uk
Website : tomlinsonstates.co.uk