



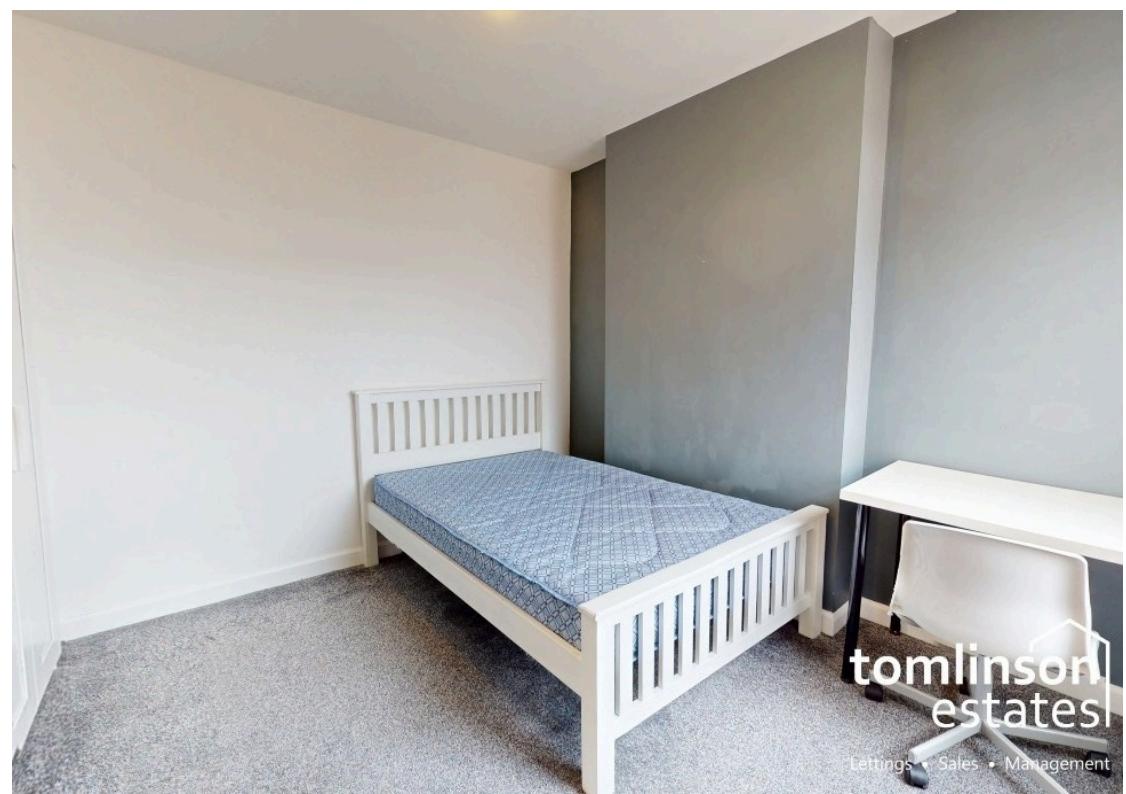
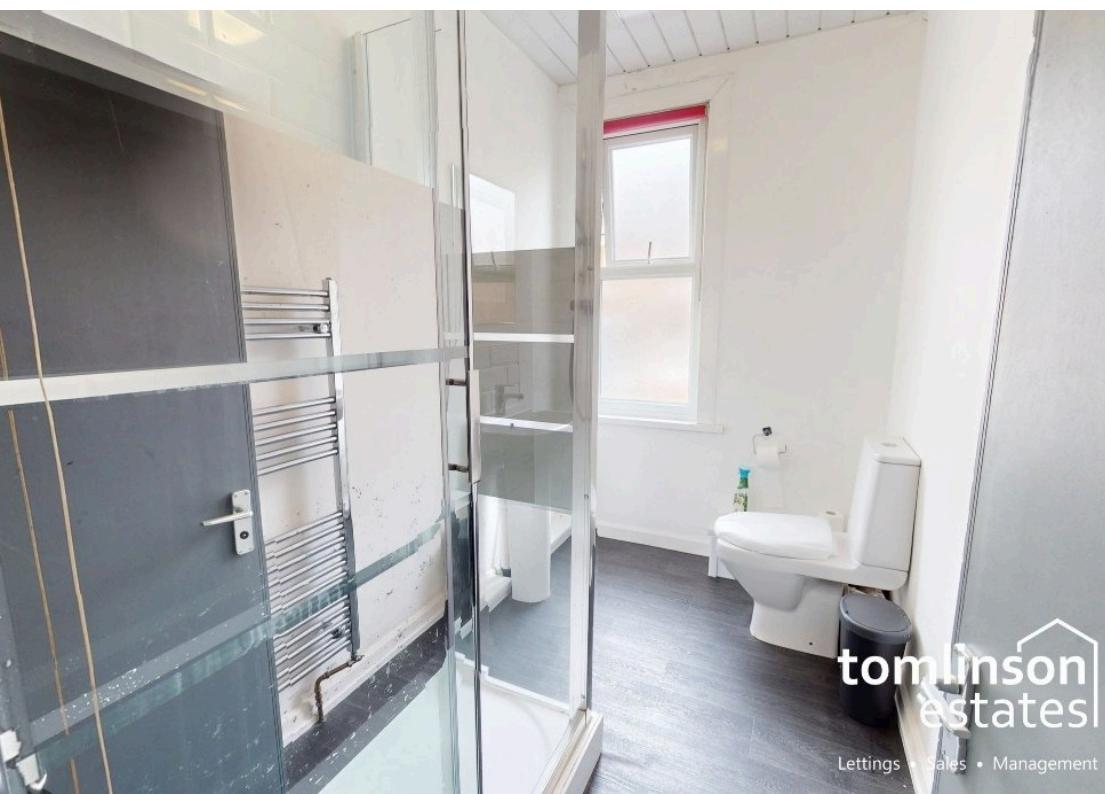
6  
Bedrooms



3  
Bathrooms



1  
Receptions



- Let for 25-26 & 26-27
- Extensive history of use as an HMO
- HMO licence for 6
- 3 Shower rooms

6 Bedroom student HMO located in the centre of Lenton, ideal for University of Nottingham students. HMO licence for 6 with a long history of successful lettings. Within walking distance of the University of Nottingham, QMC, the city centre and local amenities. Bus and tram stops are close by for access to the city centre and both universities.

The property has been renovated to a high standard. Ideal for an investor who is looking for a 'ready made' investment property.

**25-26 Rent: £39,000 PA (bills not included)**

£125 per person per week: 01/08/25 - 31/07/2026

**26-27 Rent: £39,000 PA (bills not included)**

£125 per person per week: 01/08/26 - 31/07/2027

- HMO licence for 6
- Substantial history of use as an HMO
- Finished to a high standard throughout
- Ideally located for students
- White goods & furniture included
- 3 Shower rooms

Virtual Tour available.

Tel : 01158240368  
Email : [sales@tomlinsonestates.co.uk](mailto:sales@tomlinsonestates.co.uk)  
Website : [tomlinsonestates.co.uk](http://tomlinsonestates.co.uk)

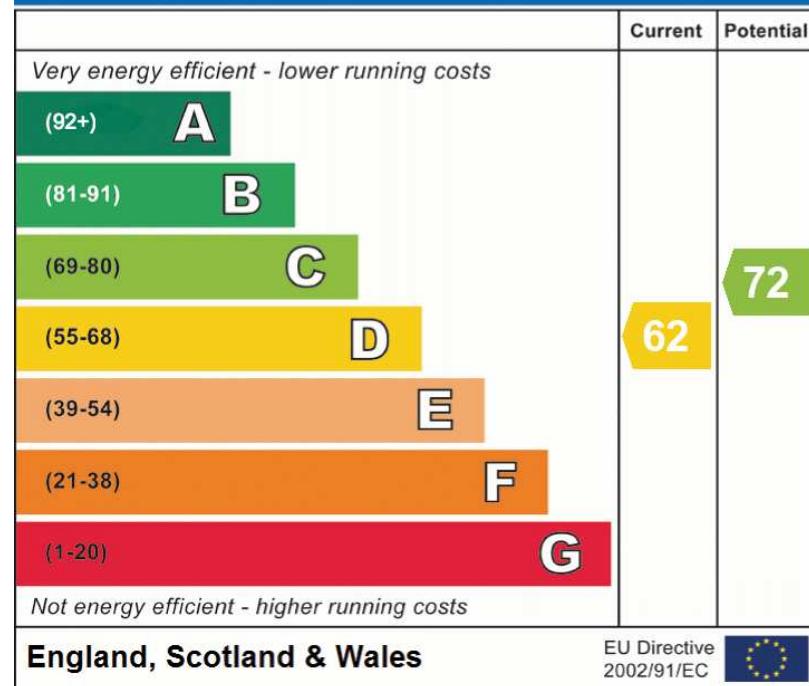
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GROSS INTERNAL AREA  
FLOOR 1: 50 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
FLOOR 3: 32 m<sup>2</sup>, TOTAL: 133 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating



Address: Rothesay Avenue, Lenton, Nottingham, NG7 1PU