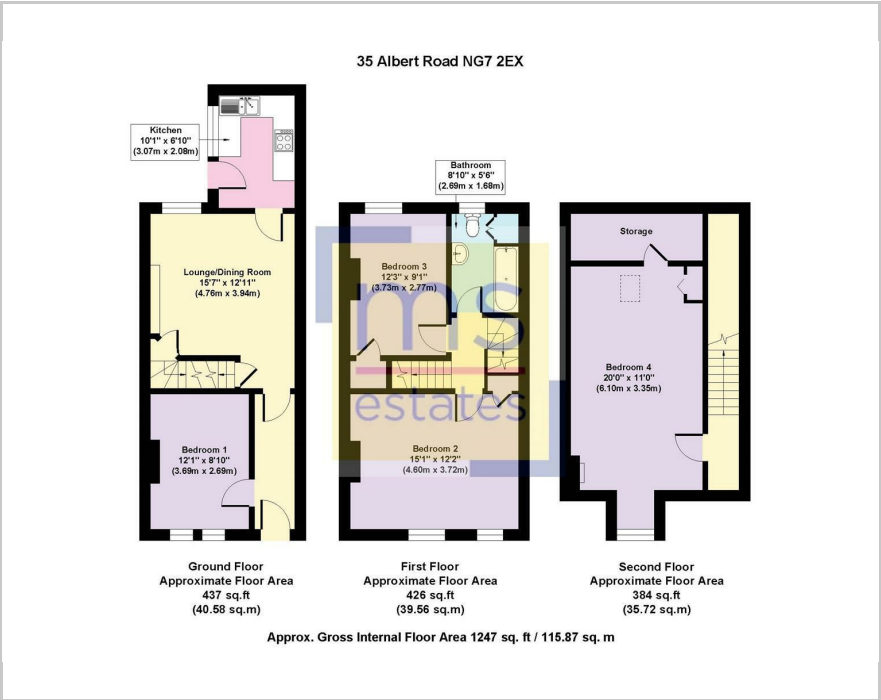




35 Albert Road, Nottingham, NG7 2EX
£220,000

Floor Plan



Area Map



- Exceptional track record of consistent student rentals.
- Offered with vacant possession for a swift, hassle-free sale.
- Generous, evenly sized rooms that eliminate tenant disputes.
- Ready for immediate occupancy or quick letting to minimize voids.
- Situated in the absolute heart of Nottingham's top student district.
- Great scope to convert into a larger HMO (STPP).
- Fully equipped with double glazing and gas central heating.
- Perfect option for parents housing children at university.
- Includes comfortable communal spaces highly prized by students.
- Strategically priced for a highly competitive, fast transaction.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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