

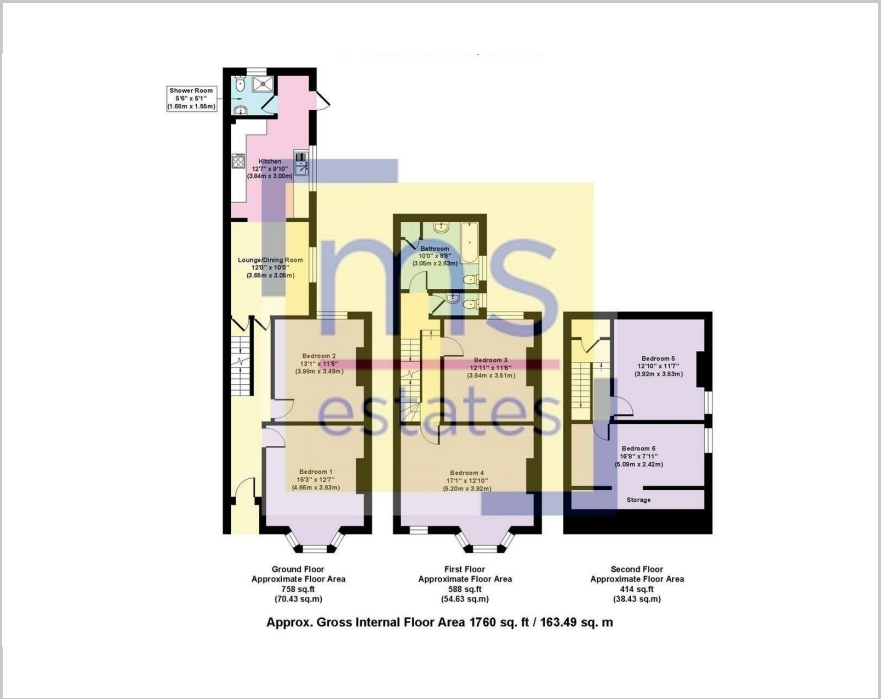


21 Lenton Boulevard, Nottingham, NG7 2ET

£395,000



Floor Plan



Area Map



- Fully Licensed 6-Bed HMO: Fully let to students until summer 2026.
- Strong Yield: Gross income of £3,510 pcm (inclusive) / 10.66% gross yield.
- Prime Lenton Location: Situated on highly sought-after Lenton Boulevard.
- Proximity to UoN & QMC: Ideal positioning for University of Nottingham students and medical staff.
- Substantial Victorian Build: Attractive three-storey redbrick property.
- Spacious Communal Spaces: Generously sized kitchen and comfortable living area.
- Two Bathrooms: Well-appointed to easily serve a 6-person household.
- Private Rear Garden: Low-maintenance outdoor space to the rear.
- Fully Heated & Glazed: Includes full double glazing and gas central heating.
- Excellent Transport Links: Direct bus routes and tram access into Nottingham City Centre nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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