



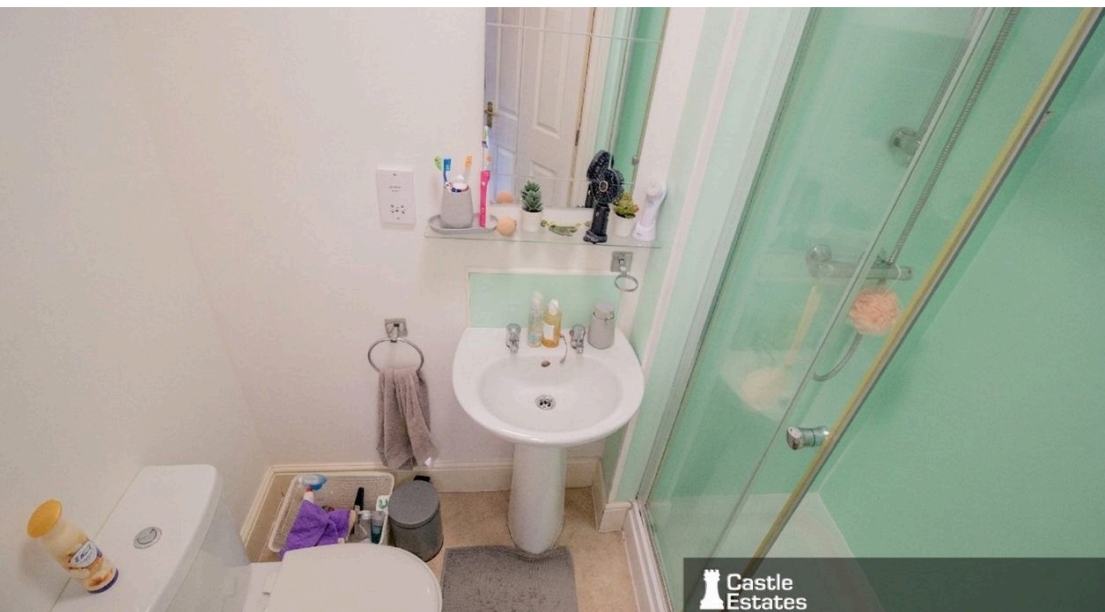
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Bedroom



1

Bathroom



### Excellent Student Studio Investment Opportunity - Cash Buyers Only

Well-presented student studio in Nottingham City Centre, directly opposite Nottingham Trent University. Ideally located close to shops, transport links, and amenities, making it highly suitable for student rental demand.

The property comprises an open-plan living/bedroom/kitchen area and modern shower room, within the Bard House development offering on-site gym, lounge, entertainment suite, and courtyard.

### Investment Information:

Rent: £182.50 per week (£9,490 per annum approx.)

Service Charge: £3,906.37 per annum

Ground Rent: £150 per annum

A strong city-centre investment opportunity with excellent rental

demand.

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# Excellent Student Studio Investment Opportunity – Cash Buyers Only

An excellent student studio investment opportunity for cash buyers only, this well-presented property is ideally situated within Nottingham City Centre, directly opposite Nottingham Trent University.

Located in the heart of the city centre, the property benefits from a superb range of nearby shops, restaurants, leisure facilities, and excellent transport links, making it highly attractive to students and young professionals alike.

The accommodation briefly comprises an open-plan living, kitchen, and bedroom area, together with a modern three-piece shower room.

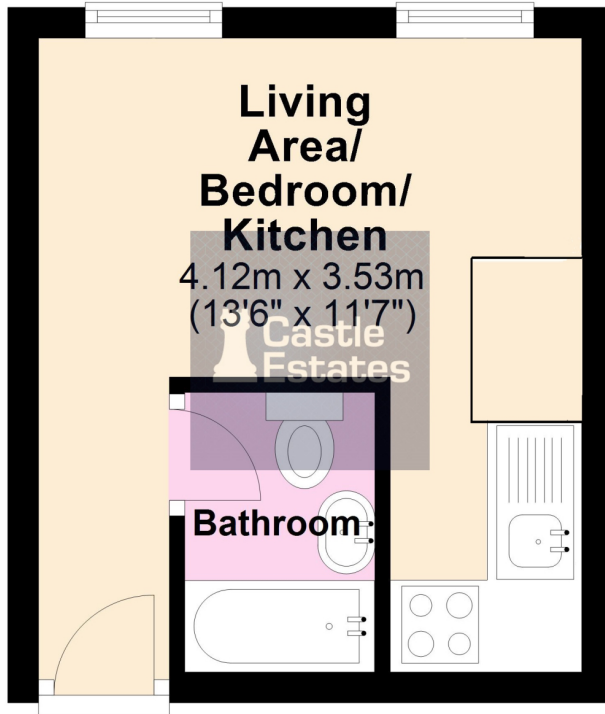
Bard House is positioned on the doorstep of Nottingham Trent University, making it an ideal location for student accommodation. The development offers modern living spaces alongside excellent communal facilities, including an on-site gymnasium, communal lounge/common room, entertainment suite, and landscaped courtyard.

## Investment Information


- Rental Income: £182.50 per week
- Approximate Annual Rental Income: £9,490
- Service Charge: £3,906.37 per annum
- Ground Rent: £150 per annum

This property presents a fantastic investment opportunity in a prime city-centre location, benefiting from strong student rental demand and excellent on-site amenities.

Tenancy due to end on 9th July and weekly rent price is £182.50pw.



Total area: approx. 14.5 sq. metres (156.5 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Address: Bard House, NG1 4AH

