


Waterloo Road

Nottingham
NG7 4AU

Asking Price £1,200,000



 0115 841 1155



- 2 x 8 bed Student HMOs
- £160 pp pw over 48 weeks (inc bills)
- Prime Location
- £84,375 per bed
- Off Street Car Parking
- Let for current and upcoming academic year until August 2027
- Total income of £122,880
- Gross Yield of 9.1%
- 0.5 miles from campus
- EPC Rating E



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Key Features

2 x 8 Bedroom Student HMO Properties

Asking Price - £1,200,000 - 9.1% Gross yield -

£84,375 per bed space

Currently let until August 2027

Beautifully positioned Semi-Detached residence with
entrance overlooking a park

0.5 miles from NTU Campus





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Lower Ground Floor
Approx. 66.3 sq. metres (713.7 sq. feet)



Ground Floor
Approx. 66.6 sq. metres (716.9 sq. feet)



First Floor
Approx. 76.1 sq. metres (821.5 sq. feet)



Second Floor
Approx. 67.2 sq. metres (723.2 sq. feet)



Third Floor
Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 304.6 sq. metres (3278.5 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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