

# Waterloo Road

Nottingham  
NG7 4AU

Asking Price £1,200,000



 16  8

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 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

## Waterloo Road, Nottingham, NG7 4AU

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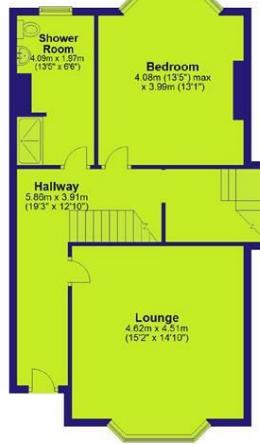
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**Lower Ground Floor**  
Approx. 66.3 sq. metres (713.7 sq. feet)



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



**First Floor**  
Approx. 79.1 sq. metres (851.5 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<br>2002/91/EC |  |

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