



59/59a Lenton Boulevard, Nottingham, NG7 2FQ  
Price Guide £330,000

3 3 1 D

## Floor Plan



- High 8.9% Gross Yield
- Total Income £29,500 P.A.
- Residential Let Until July 2027
- Commercial Let Until 2029
- FRI Lease (Commercial Unit)
- 3 Double En-suite Bedrooms
- Prime Student Location
- Modern Fitted Kitchen
- Air-Con & Retail Shutters
- Fully Double Glazed & GCH



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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