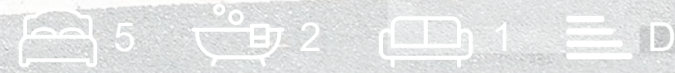
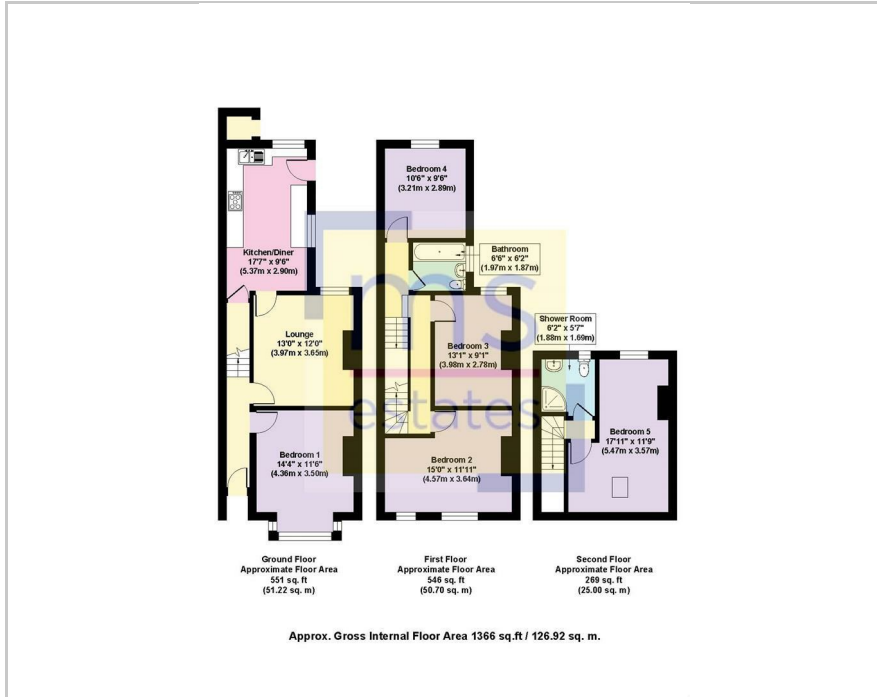




136 Harrington Drive, Nottingham, NG7 1JH  
£342,500



## Floor Plan



- Exceptional 11% Yield: Outstanding ROI with £3,141.62 PCM income including bills.
- Pre-Let for 2026/27: Immediate income security with tenants already secured.
- Prime Student Hub: Set on a sought-after, leafy road with high demand.
- Five Double Bedrooms: Spacious layout optimised for maximum occupancy.
- Separate Social Lounge: Dedicated communal space to drive tenant appeal.
- Two Modern Bathrooms: Essential ratio for high-end student living.
- Turn-Key Ready: Fully equipped kitchen and modern interiors throughout.
- Energy Efficient: Double glazing and gas central heating installed.
- Zero Void History: Consistent track record in a high-growth area.
- Hands-Off Asset: Ideal "set and forget" addition to any portfolio.



## 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>		
(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	
		<b>81</b>
	<b>55</b>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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