

# NOTTINGHAM PROPERTY

**Guide Price : £250,000**

yield.



# THE OVERVIEW

Yield are pleased to present this freehold mid-terrace 5 Bedroom HMO located on 2 Saxton Close in Beeston.

Located conveniently close to the university campus this fully licensed HMO presents a fantastic turn-key opportunity, with it currently being let to the council for the 25/26 academic year, generating £1,700 pcm.

## KEY DETAILS



Location: 2 Saxton Close



Asking Price: £250,000



Current Rental Income: £20,400.p.a (including bills).



Bedrooms: 5



Bathrooms: 1

# THE INVESTMENT PROPERTY

This exceptionally well-maintained 5-bedroom HMO at 2 Saxton Close presents a turnkey investment opportunity in one of Nottingham's consistently popular rental locations. Currently let to the council at £1,700 PCM, the property provides immediate, secure income while also offering excellent potential to increase rental returns through alternative letting strategies.

The property has been carefully maintained throughout and offers spacious bedroom accommodation alongside practical communal living and kitchen areas, making it ideally suited to both student and professional tenants. With vacant possession available for the next academic year, investors have the flexibility to continue within the social housing sector or maximise income through full occupancy room-by-room lettings.

Benefitting from an EPC rating of C, the property already meets strong energy efficiency standards and is currently being marketed for the upcoming academic year. A brilliant, well-cared-for investment property with clear scope for enhanced yields and long-term rental demand.

## LOCATION

Positioned on Saxton Close, Nottingham, the property benefits from a highly convenient location within close proximity to the University of Nottingham and popular student and professional rental areas. The surrounding area offers a wide range of local amenities including shops, supermarkets, takeaways, and excellent transport links, with easy access to Nottingham city centre and Beeston.

University of Nottingham – approximately 1.2 miles away (25-minute walk)

Nottingham Trent University (City Campus) – approximately 4.5 miles away (20 minutes by tram/car)

# HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	<b>£250,000</b>
Current Monthly Rent	<b>£1,700.00</b>
Estimated Monthly Operating Cost	<b>£270.00</b>
Monthly Net Profit	<b>£1,430.00</b>
Gross Yield	<b>8.16%</b>
Net Yield	<b>6.8%</b>



Separate Living Space



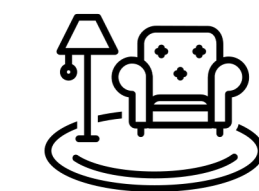
Washing Machine



Bathroom Suites



Communal Kitchen Area



Fully Furnished

**ASKING PRICE £250,000**



yield.

2 Saxton Close, Nottingham

# THE PROPERTY



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# NOTTINGHAM STUDENT MARKET HIGHLIGHTS

Nottingham is one of the UK's strongest student and professional rental markets, home to two major universities and a combined student population of over 60,000.

The city's higher education institutions include:

University of Nottingham

Nottingham Trent University

Nottingham offers an attractive investment market due to its strong rental demand, excellent transport links, and large student and graduate population. Popular rental areas such as Lenton, Beeston, Dunkirk, and Wollaton remain highly sought after for HMOs and shared accommodation, consistently achieving high occupancy levels throughout the academic year.

With continued university investment, a growing young professional population, and ongoing demand for quality rental accommodation, Nottingham presents an excellent opportunity for investors seeking strong yields, long-term rental stability, and future capital growth

How to Get in Touch

**LET'S TALK  
ABOUT YOUR  
INVESTMENT!**

**2.4% Buyers Fee Applicable  
(Including VAT)**

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