44 Wellington Street

Nottingham NG3 1DX

Offers In Region Of £355,000



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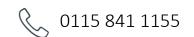
Contact

0115 841 1155



- 5 Bedroom Student HMO
- Tenanted for £37,500 pa inc bills
- Dormer Conversion from existing Loft
 Converstion to add extra room and
 bathroom
- Fully licensed HMO

- 10.5% gross yield
- EPC Rating E
- NTU Campus 0.3 miles away
- Let for 24/25 for £150 pp pw inc bills
- £71k per bed





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44 Wellington Street, , Nottingham, NG3 1DX

Key Features

INTRODUCTION FHP Student Living are delighted to offer this 5 bedroom Student Investment Opportunity, just off Huntingdon Street, perfect for student at Nottingham Trent University

LOCATION The property is located on Wellington Street, between Huntingdon Street and Shelton Street. Students at Nottingham Trent University are around 0.4 miles from the main City Campus. Nottinghams Victoria Centre is on your doorstep along with significant recent purpose built student developments

NOTTINGHAM Nottingham is a widely established 2 university city with an estimated student enrolment in excess of 80,000 with NTU being awarded Modern University of the year in 2023. Nottingham regularly appears as one of the UKs top areas for investment with competitive yields down to high rents and relatively low capital values.

THE PROPERTY The house is a 5 bedroom student house, consisting of a ground floor bedroom, open plan kitchen & lounge with bathroom to the rear. The 1st floor contains a further shower room and 3 double bedrooms. The top floor contains a large double bedroom

Buyers should do their own due diligence but we are of the view that a dormer can be added to the top floor to add a further bedroom and bathroom

INVESTMENT DETAILS The property is rented for the current and upcoming academic year for £150 pp pw on a 50 week basis, totaling £37,500 pa. The property has an active HMO License
The asking price of £375,000 represents a gross yield of 10% and £75,000 per bed space















Gallery



Video



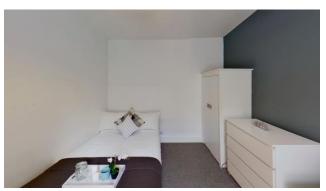
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Total area: approx. 108.0 sq. metres (1162.2 sq. feet)





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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

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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.