

ms
estates

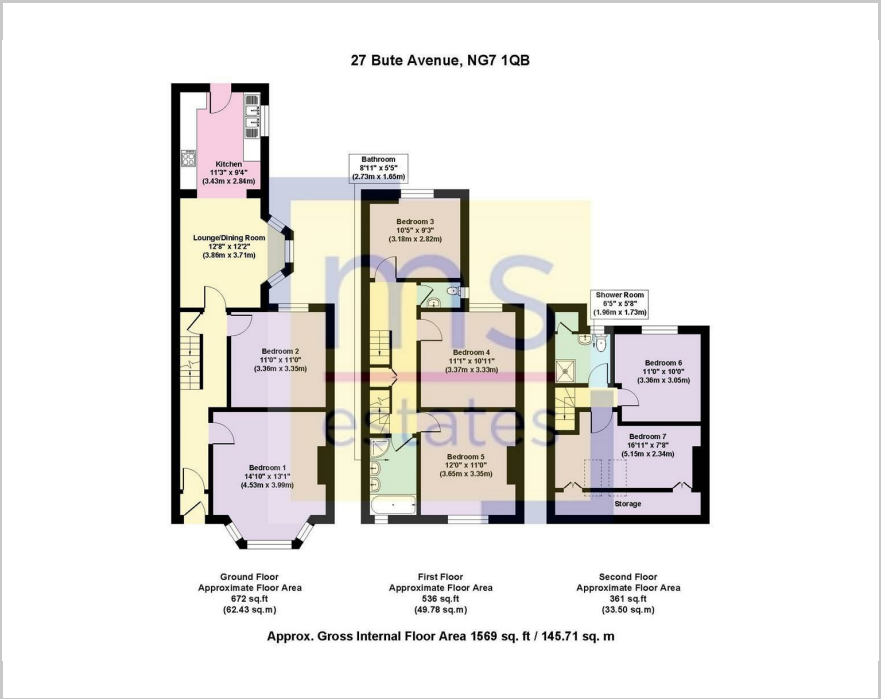
ms
estates

27 Bute Avenue, Nottingham, NG7 1QB

£435,000

7 2 1 D

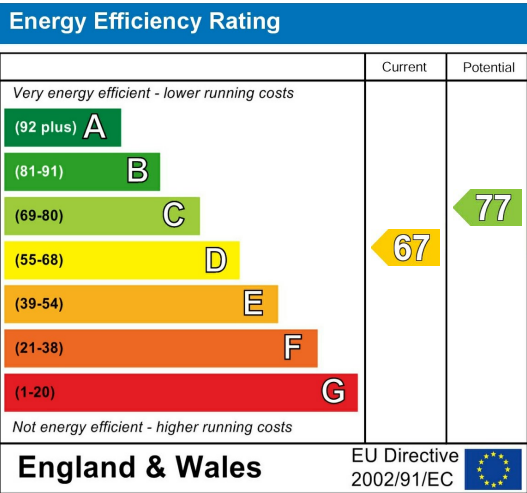
Floor Plan



Area Map



- High Yield: Strong ~11% gross return
- £4,064 PCM Income: £48,768 PA (excl. bills)
- Prime Lenton Triangle: Highly sought-after student hub
- 7 Double Bedrooms: Fully furnished throughout
- Open-Plan Living: Spacious kitchen/communal area
- 2 Shower Rooms: Modern, low-maintenance facilities
- Immaculate Condition: Well-presented throughout
- High Demand Location: Proven 100% occupancy history
- Gas Central Heating: Efficient and fully double glazed
- Turnkey Investment: Fully operational from day one



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.