

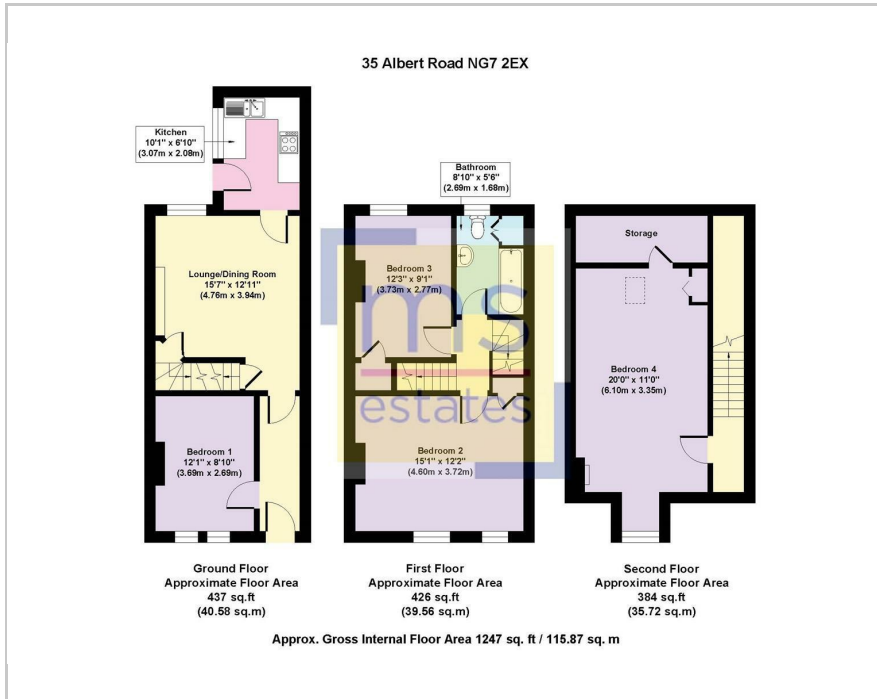


35 Albert Road, Nottingham, NG7 2EX
£220,000

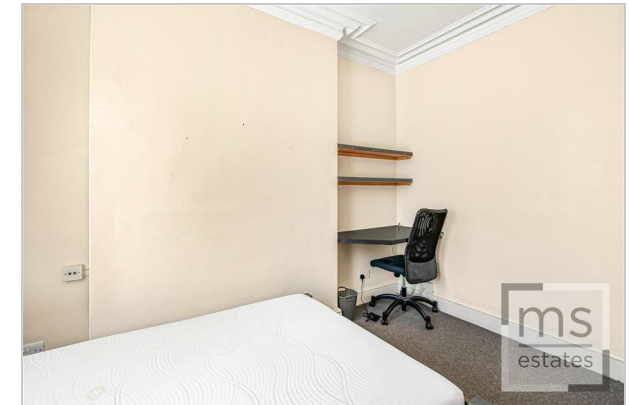
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Floor Plan



- Exceptional track record of consistent student rentals.
- Offered with vacant possession for a swift, hassle-free sale.
- Generous, evenly sized rooms that eliminate tenant disputes.
- Ready for immediate occupancy or quick letting to minimize voids.
- Situated in the absolute heart of Nottingham's top student district.
- Great scope to convert into a larger HMO (STPP).
- Fully equipped with double glazing and gas central heating.
- Perfect option for parents housing children at university.
- Includes comfortable communal spaces highly prized by students.
- Strategically priced for a highly competitive, fast transaction.



Area Map



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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