

# Waterloo Road

Nottingham  
NG7 4AU

Asking Price £1,200,000



 16  8

 0  E

 0115 841 1155



- 2 x 8 Bedroom Student HMOs (16 bedrooms in total)
- No. 103 – £160 per person per week (inclusive of bills)
- 2026/27 academic year agreed at £140 per person per week (48-week tenancies)
- Asking Price: £1,200,000 – 9.15% Gross Yield
- Prime location approximately 0.5 miles from Nottingham Trent University City Campus
- Let for the current and upcoming academic years until August 2027
- No. 105 – £140 per person per week (inclusive of bills)
- Combined annual income (2026/27): £107,520
- £75,000 per bedroom
- Off-street car parking & EPC Rating: E



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### Key Features

#### Disclaimer Note

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

#### Money Laundering

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.





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**Lower Ground Floor**  
Approx. 66.3 sq. metres (713.7 sq. feet)



**Ground Floor**  
Approx. 66.6 sq. metres (716.9 sq. feet)



**First Floor**  
Approx. 79.1 sq. metres (851.5 sq. feet)



**Second Floor**  
Approx. 67.2 sq. metres (723.2 sq. feet)



**Third Floor**  
Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 304.6 sq. metres (3278.5 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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