



43 Sherwin Road, Nottingham, NG7 2FB

Price Guide £495,000



# Floor Plan



- 10.5% Yield. Prime Lenton Location: Heart of Nottingham's premier student hub.
- Zero Vacancy Risk: Pre-let secured through to Summer 2027.
- Immediate Income: Current annual gross rent of £52,000.
- Yield Growth: Significant potential for rental uplift for 27/28.
- 8 Double Bedrooms: Substantial size, rare for the local market.
- Dual Kitchens: Optimised layout for high-occupancy living.
- Turnkey Asset: Fully managed and ready-made investment.
- Student Favourite: Walking distance to UoN and local amenities.
- High-Spec Features: Double-glazed throughout with large social spaces.
- Proven Track Record: Consistent historical occupancy and high demand.



# Area Map



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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