Robert Ellis

look no further...

SEVEN BEDROOM HMO!

Lenton Boulevard
Nottingham NG7 2ET

Guide Price £575,000 Freehold

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GUIDE PRICE £575,000 - £600,000!
Robert Ellis are delighted to bring to the market this substantial and immaculately presented seven-bedroom HMO, situated in the highly sought-after student and professional rental area of Lenton.

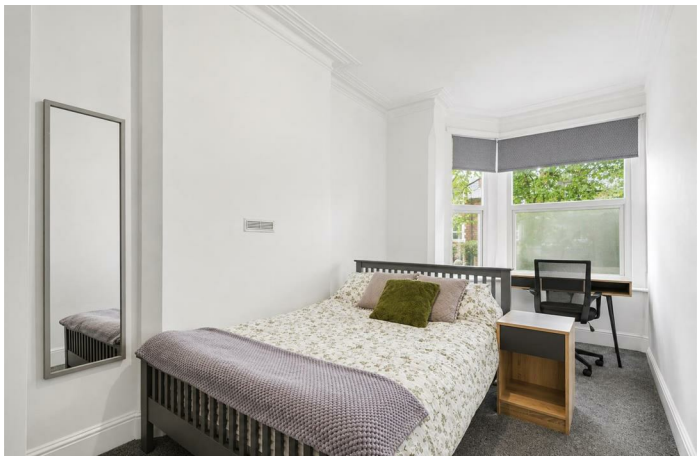
Having been upgraded and maintained to an exceptional standard throughout, this impressive property offers spacious accommodation arranged over three floors and provides an outstanding turnkey investment opportunity. The accommodation comprises seven generously proportioned bedrooms, a stunning open-plan living kitchen diner, two modern shower rooms, a separate WC and an enclosed rear courtyard.

The heart of the property is the contemporary open-plan living space, offering an excellent communal area for tenants, complemented by a stylish fitted kitchen with integrated appliances, ample storage and dining facilities. Each bedroom is well presented and generously sized, providing comfortable accommodation ideally suited to the student and professional rental market.

Positioned on the ever-popular Lenton Boulevard, the property is perfectly located for easy access to the University of Nottingham, Nottingham Trent University, Queen's Medical Centre and Nottingham City Centre. A wide range of local amenities, transport links, shops, bars and restaurants are all within walking distance.

The property is currently let for the 2026/2027 academic year, providing an immediate income stream for prospective purchasers and making this an ideal ready-made investment.

An exceptional investment opportunity within one of Nottingham's strongest rental locations, offering investors a fully let, income-producing asset with continued demand from both students and young professionals.



Entrance Porch
Entrance door to the front elevation, tiled flooring, tiling to the walls, wooden door leading into the entrance hallway.

Entrance Hallway
Coving to the ceiling, wall mounted radiator, vinyl flooring, recessed spotlights to the ceiling, staircase leading to the first floor landing, doors leading off to:

Cellar

Bedroom
11'85 x 16'12 approx (3.35m x 4.88m approx)
UPVC double glazed bay window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

Bedroom
9'94 x 13'58 approx (2.74m x 3.96m approx)
UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

Living Kitchen Diner
31'75 x 13'53 approx (9.45m x 3.96m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, space and plumbing for a dishwasher, space and point for two fridge freezers, two integrated ovens, induction hob with extractor hood over, tiled splashbacks, wall mounted radiator, LVT and tiled flooring, recessed spotlights to the ceiling, UPVC double glazed bay window to the side elevation, UPVC double glazed windows to the side elevation, UPVC double glazed door leading out to the rear garden.

First Floor Landing
Carpeted flooring, staircase leading to the second floor landing, doors leading off to:

WC
UPVC double glazed window to the side elevation, UPVC splashbacks, vinyl flooring, vanity wash hand basin with mixer tap.

Shower Room
Vinyl flooring, UPVC double glazed window to the side elevation, matte black wall mounted heated towel rail, WC, vanity wash hand basin with mixer tap, shower cubicle with electric shower over, UPVC splashbacks.

Shower Room
Vinyl flooring, UPVC double glazed window to the rear elevation, matte black wall mounted heated towel rail, WC, vanity wash hand basin with mixer tap, shower cubicle with mains fed shower over, UPVC splashbacks.

Bedroom
13'54 x 9'88 approx (3.96m x 2.74m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom
11'12 x 7'90 approx (3.35m x 2.13m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

Bedroom
6'11" x 52'5"'118'1" approx (2.13m x 16'36 approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

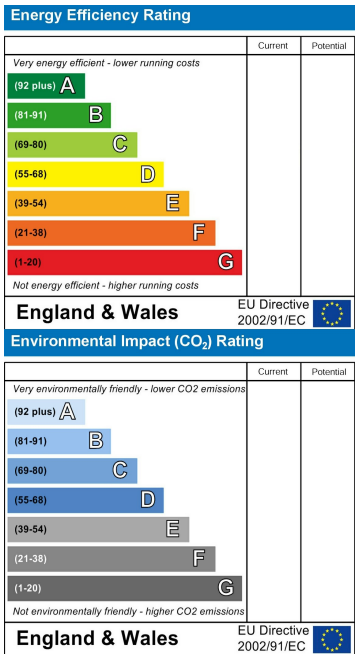
Second Floor Landing
Velux window to the rear elevation, carpeted flooring, doors leading off to:

Bedroom
9'91 x 8'48 approx (2.74m x 2.44m approx)
UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator.

Bedroom
16'28 x 8'86 approx (4.88m x 2.44m approx)
UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed yard style rear garden with gated access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 13mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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