

# HoldenCopley

PREPARE TO BE MOVED



## Hampden Street, Nottingham, NG1 4FW

£600,000

This substantial eight bedroom student house represents a strong investment opportunity in one of Nottingham's most sought after student locations. Situated on Hampden Street, NG1 4EF, the property sits directly opposite Nottingham Trent University's Student Union and is just minutes away from the tram network, placing the City Centre and wider Nottingham within easy reach. With consistent demand in this location, the property already benefits from excellent letting performance. Internally, the accommodation offers generous and well planned living space, including a modern fitted kitchen and a separate communal lounge, ideal for shared student living. The bedrooms are all of a good size and are supported by an ample number of shower rooms and WCs, ensuring practicality for multiple occupants. The property is let for the 2025/2026 academic year and for 2026/2027, generating an approximate 8.45% gross annual rental yield. This is a proven and popular student property offering immediate and future income security.

- Large 8-Bed Student House
- Directly Opposite NTU Student Union
- Modern Fitted Kitchen
- Good-Sized Bedrooms
- Approx 8.45% Gross Annual Rental Yield
- Prime City Centre Location
- Excellent Transport Links
- Separate Communal Lounge
- Three Shower Suite & 1 x Additional WC
- Must Be Viewed