

# Robert Ellis

*look no further...*



Lenton Boulevard  
Nottingham NG7 2ET

SEVEN BEDROOM HMO!

**£650,000 Freehold**

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@robertellisear



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.

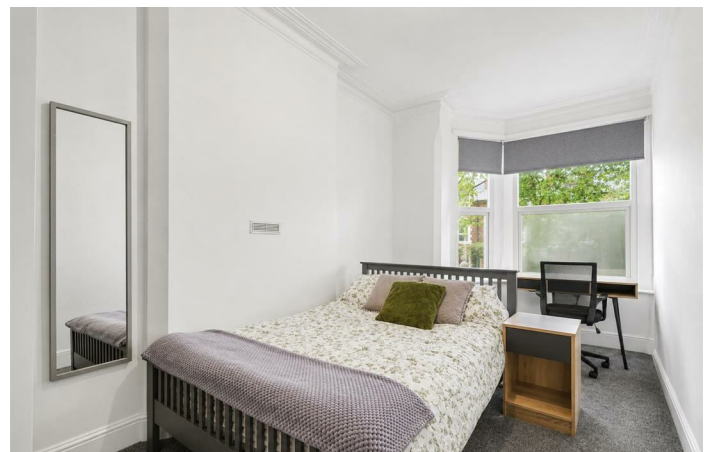
Having been upgraded and maintained to an exceptional standard throughout, this impressive property offers spacious accommodation arranged over three floors and provides an outstanding turnkey investment opportunity. The accommodation comprises seven generously proportioned bedrooms, a stunning open-plan 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

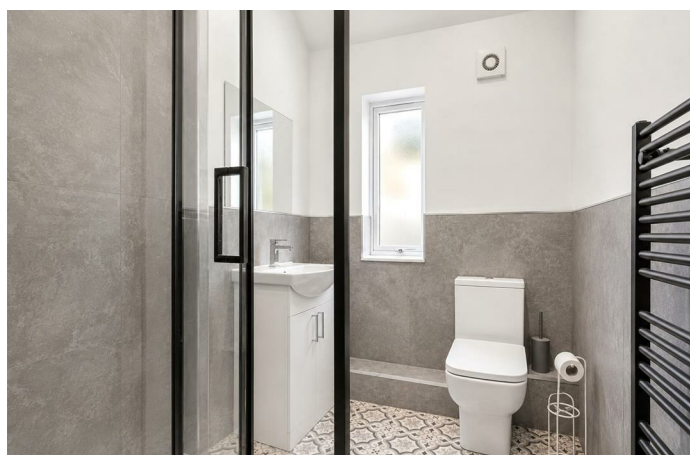
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.