



57 Church Street, Lenton

In Excess of £560,000

 **Comfort**
Estates



57 Church Street

Lenton, Nottingham

This substantial detached HMO property is located in the highly sought-after Lenton Triangle, a prime area for student accommodation. Boasting eight well-sized bedrooms, four bathrooms, and a single garage, the property offers a total internal area of approximately 221.9m². It has been agreed for the 2025/2026 academic year with a confirmed annual rental income of approximately £54,080, representing a 9% net yield. With a strong and consistent history of full occupancy, this property represents a proven and reliable investment opportunity in one of the city's most popular student locations.

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Lenton, Nottingham

Detached 8-bed, 4-bath HMO with garage in Lenton Triangle. 221.9m². Let for 2025/26 with £54,080 income. Strong occupancy history. Prime student investment in a high-demand location. 9% net yield.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Private garden
- Off-road parking
- Spacious patio area
- Modern kitchen with integrated oven
- Multiple modern bathrooms
- Cosy fireplaces
- Period features
- Abundant natural light
- Spacious bedrooms with built-in sinks
- Dedicated work and study areas



You can include any text here. The text can be modified upon generating your brochure.





Overview

An opportunity to invest in a highly sought after, prime student area. This characterful detached HMO property boasts eight well-sized bedrooms, four bathrooms, and a single garage, the property offers a total internal area of approximately 221.9m². It has been let agreed for the 2025/2026 academic year with a confirmed annual rental income of circa £54,080. With a strong and consistent history of full occupancy, this property represents a proven and reliable investment opportunity in one of the city's most popular student locations.

Kitchen

10' 4" x 12' 8" (3.16m x 3.87m)

A spacious space with modern white gloss units and black worktops. Neutrally decorated, with original terracotta tiles to the floor.

Lounge

19' 2" x 24' 11" (5.85m x 7.60m)

A well proportioned communal lounge, neutrally decorated and having character features such as an original fireplace.

Bedroom 1

12' 11" x 13' 11" (3.93m x 4.23m)

Double bedroom on the ground floor with carpet flooring, sash window to the front elevation and arched window to the side elevation.

Bedroom 2

12' 11" x 10' 6" (3.93m x 3.20m)

Double bedroom on the ground floor with carpet flooring and sash window to the front elevation.

Shower Room

Shower room located on the ground floor with tiled floors, shower cubical, WC and wash hand basin.

Bedroom 3

10' 0" x 13' 3" (3.05m x 4.03m)

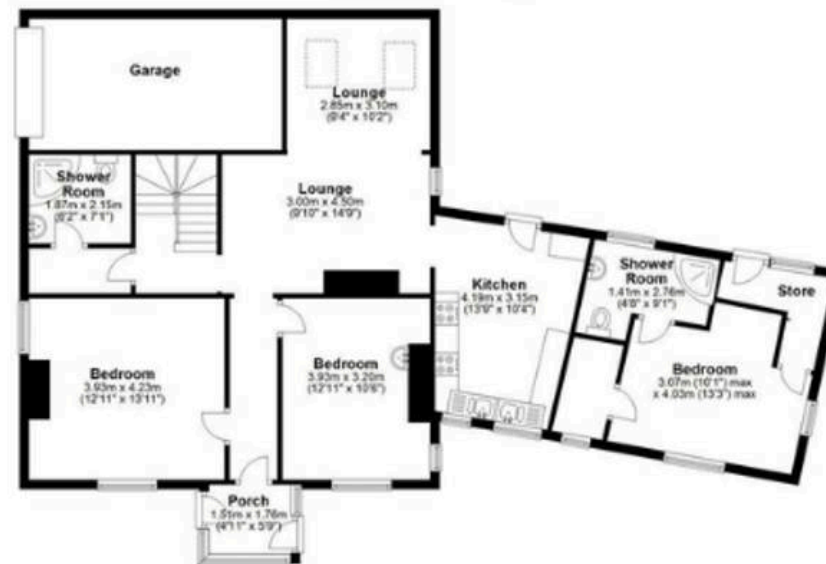
Double bedroom with laminate flooring, window to the front elevation and access to a large cupboard and en-suite





Ground Floor

Approx. 124.8 sq. metres (1344.2 sq. feet)



First Floor

Approx. 97.0 sq. metres (1044.4 sq. feet)



Total area: approx. 221.9 sq. metres (2388.6 sq. feet)



Approx. 47 sq. inches (1244 sq. cm)



Total area: approx. 221.9 sq. metres (2368.6 sq. feet)



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