



Kimbolton Avenue, Nottingham

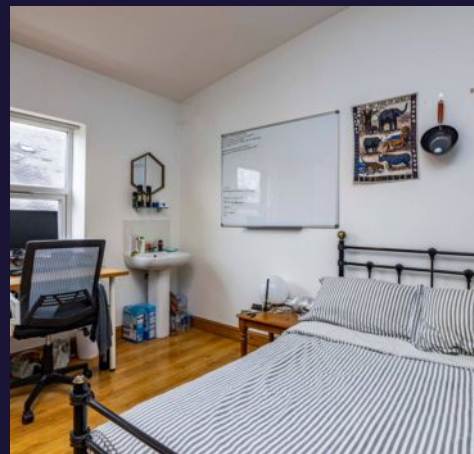
In Excess of £560,000

 **Comfort**
Estates



Located in a Prime student area, 'Lenton Triangle'. This bay-fronted semi-detached student property offers spacious accommodation across four storeys, comprising eight well-proportioned bedrooms and three bathrooms, with a total internal floor area of approximately 184.4m². Ideally located in a popular student area, the property is well-suited for shared living and benefits from a practical layout and generous communal spaces. It is agreed for the 2025/2026 academic year with a confirmed rental income of £54,080, making it a strong and reliable investment opportunity in the student housing market.

- 8 Bedroom HMO
- Ideal Investment Opportunity
- Fully Occupied For 25/26 Academic Year
- Great Rental Income At Circa £54,080 pa
- Located In A Student Hotspot
- Lenton Triangle Location In High Demand Yearly





Hallway

Bedroom 1

12' 6" x 13' 3" (3.80m x 4.05m)

Double bedroom on the ground floor

Bedroom 2

13' 10" x 11' 3" (4.21m x 3.42m)

Double bedroom on the ground floor

Lounge

14' 2" x 17' 7" (4.32m x 5.35m)

Located on the lower floor

Kitchen/Dining Room

11' 1" x 25' 6" (3.39m x 7.77m)

A spacious modern kitchen featuring white gloss units and black worktops with white subway tile splashback. There is room for a large dining table and access to the rear outdoor space.

Shower room 1

Located on the first floor

Shower room 2

Located on the first floor

Bedroom 3

10' 0" x 11' 1" (3.04m x 3.37m)

Double bedroom on the first floor

Bedroom 4

12' 2" x 9' 3" (3.71m x 2.81m)

Double bedroom on the first floor

Bedroom 5

Double bedroom on the first floor.



Bedroom 6

10' 5" x 10' 5" (3.17m x 3.18m)

Double bedroom on the second floor

Bedroom 7

12' 6" x 10' 3" (3.81m x 3.12m)

Double bedroom on the second floor

Bedroom 8

13' 6" x 16' 7" (4.11m x 5.05m)

Double bedroom on the second floor





GROSS INTERNAL AREA
FLOOR 1 18.0 m² FLOOR 2 67.7 m² FLOOR 3 51.6 m² FLOOR 4 47.2 m²
TOTAL : 184.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.