



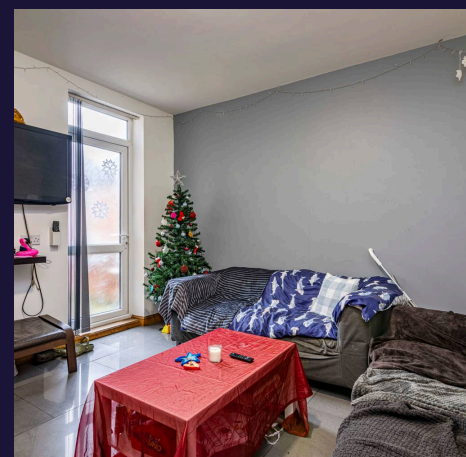
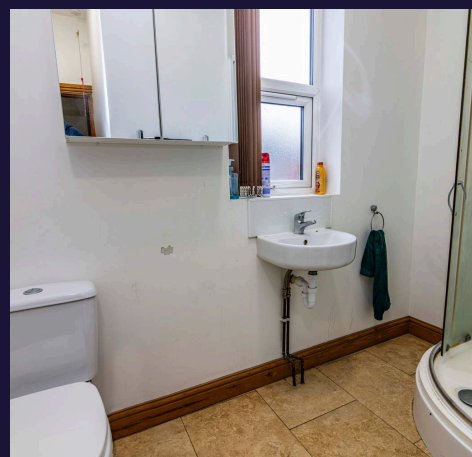
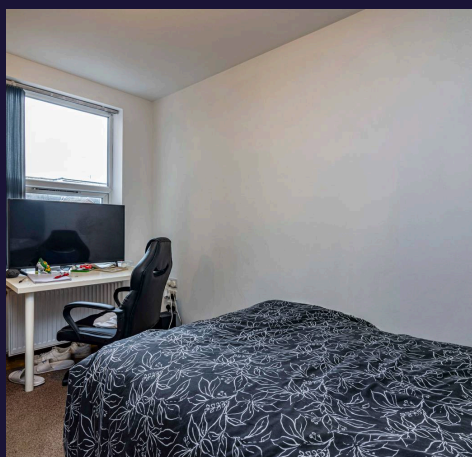
Rothsay Avenue, Nottingham
£450,000

 **Comfort**
Estates



An opportunity to acquire a HMO in a prime student area, 'Lenton Triangle'. Rothesay Avenue is a bay-fronted, mid-terraced student property arranged over three storeys, offering six well-proportioned bedrooms and three bathrooms across approximately 119.7m² of internal space. Situated in a popular student area, the house provides practical and comfortable accommodation ideal for shared living. It is let agreed for the 2025/2026 academic year with a confirmed annual rental income of £39,000, representing an 8.6% net yield. With strong rental demand and a consistent occupancy record, this property represents a solid and appealing investment in the student housing sector.

- Six Double Bedrooms
- Three Bathrooms
- Built-in Desks And Workspaces
- Private Outdoor Seating Area
- Let For 25/25 Academic Year
- Achieving Circa £39,000 pa
- Prime Student Location





Hallway

Bedroom 1

15' 1" x 11' 3" (4.61m x 3.44m)

Double bedroom on the ground floor.

Kitchen

11' 9" x 8' 5" (3.57m x 2.57m)

A modern kitchen with white gloss units and black worktops.

Lounge

11' 11" x 10' 6" (3.63m x 3.19m)

A good sized communal lounge connected to the kitchen. The room is neutrally decorated with access to the outdoor space.

Bathroom 1

8' 6" x 7' 1" (2.59m x 2.15m)

On the first floor

Bathroom 2

5' 9" x 5' 2" (1.75m x 1.58m)

Located on the first floor

Bedroom 2

11' 5" x 8' 7" (3.47m x 2.62m)

Double bedroom on the first floor

Bedroom 3

12' 0" x 8' 7" (3.66m x 2.62m)

Double bedroom on the first floor

Bedroom 4

17' 4" x 8' 8" (5.28m x 2.63m)

Double bedroom on the second floor

Bedroom 5

8' 6" x 10' 4" (2.59m x 3.15m)

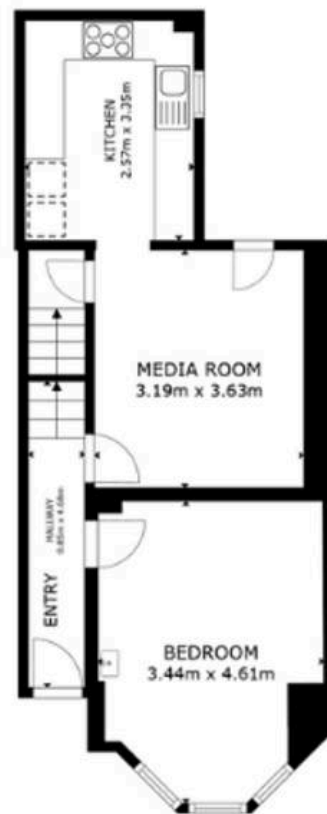
Double bedroom on the second floor

Bedroom 6

10' 6" x 10' 4" (3.19m x 3.15m)

Double bedroom on the second floor





FLOOR 1

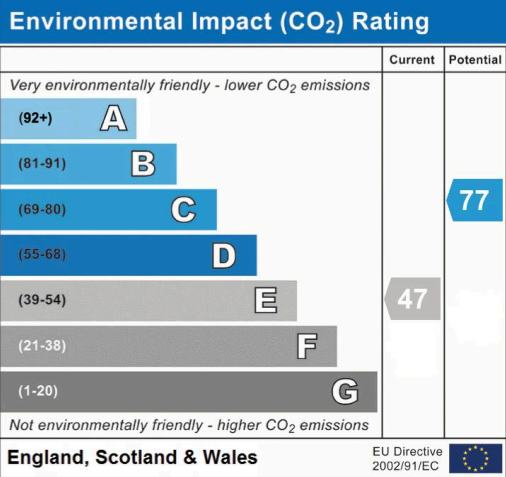
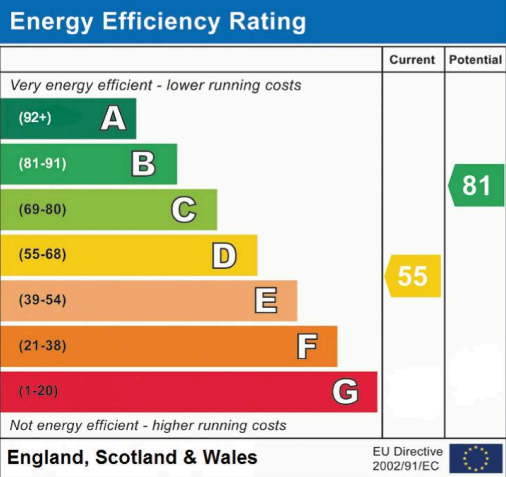


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 43.5 m² FLOOR 2 39.7 m² FLOOR 3 36.4 m²
TOTAL : 119.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk