



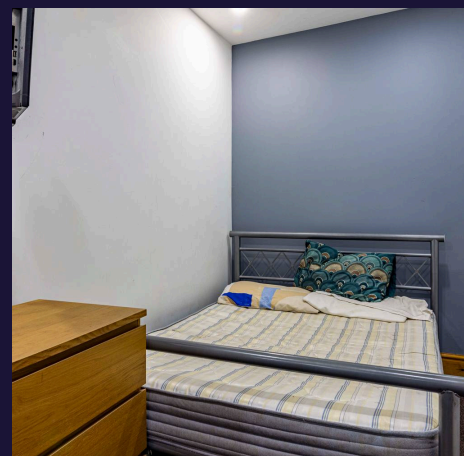
Harrington Drive, Nottingham
£450,000

 **Comfort**
Estates



Located in a prime student area, 'Lenton Triangle', Harrington Drive is a well-maintained six-bedroom, three-bathroom semi-detached student property set over three spacious storeys, with a total internal floor area of approximately 168m². The house offers generously sized bedrooms, modern bathrooms, and a layout designed for comfortable shared living. It is let agreed for the 2025/2026 academic year, generating a confirmed annual rental income of circa £40,560. With strong appeal to student tenants and a solid track record of occupancy, this property presents a reliable and attractive investment in a high-demand student market.

- 6 Bedroom HMO Property
- Fully Occupied Student Accommodation
- Three Storey Victorian Property
- Located In The Highly Popular Lenton Triangle
- Achieving Circa £40,560 pa
- Lucrative Investment Opportunity
- 9% Net Yield





Hallway

8' 3" x 12' 8" (2.51m x 3.86m)

Bedroom 1

12' 2" x 14' 4" (3.71m x 4.36m)

Double bedroom on the ground floor

Lounge

12' 2" x 14' 2" (3.71m x 4.33m)

A well proportioned communal living room, neutrally decorated, with a feature grey wall.

Kitchen/Diner

11' 11" x 30' 8" (3.64m x 9.34m)

A spacious kitchen diner with room for a large table and additional seating area. Having white gloss units and black worktops. There are patio doors leading to the outdoor area.

Bedroom 2

7' 5" x 19' 7" (2.26m x 5.98m)

Double bedroom on the ground floor

Bathroom 1

8' 2" x 6' 4" (2.48m x 1.92m)

Located on the first floor

Bedroom 3

8' 6" x 13' 4" (2.59m x 4.06m)

Double bedroom on the first floor

Bedroom 4

12' 1" x 12' 1" (3.69m x 3.68m)

Double bedroom on the first floor

**Bathroom 2**

9' 8" x 4' 8" (2.94m x 1.43m)

Shower room on the first floor

Bedroom 5

6' 5" x 18' 1" (1.95m x 5.51m)

Double bedroom on the second floor

Bathroom 3

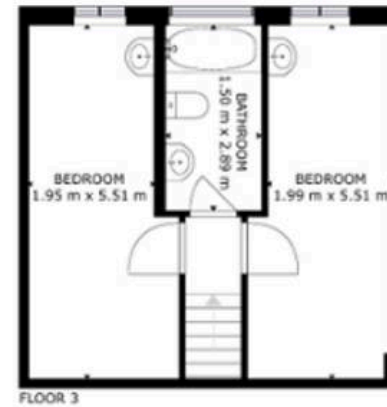
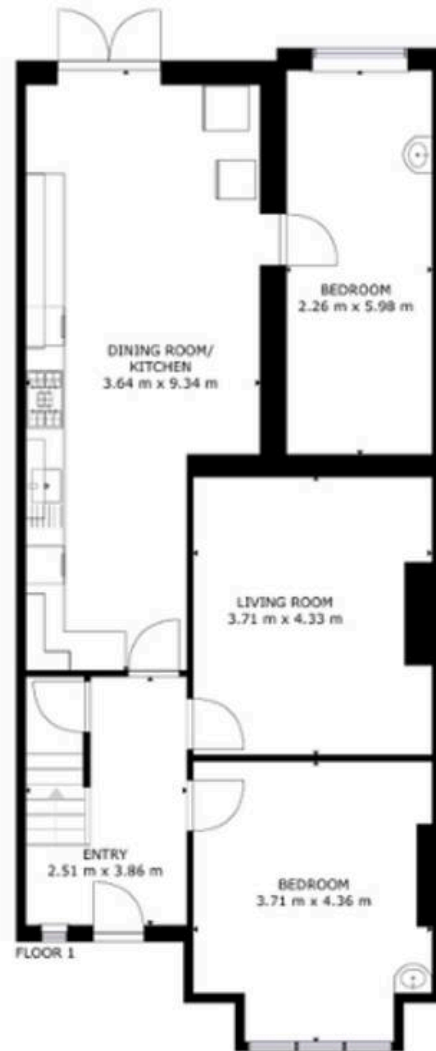
4' 11" x 9' 6" (1.50m x 2.89m)

Located on the second floor

Bedroom 6

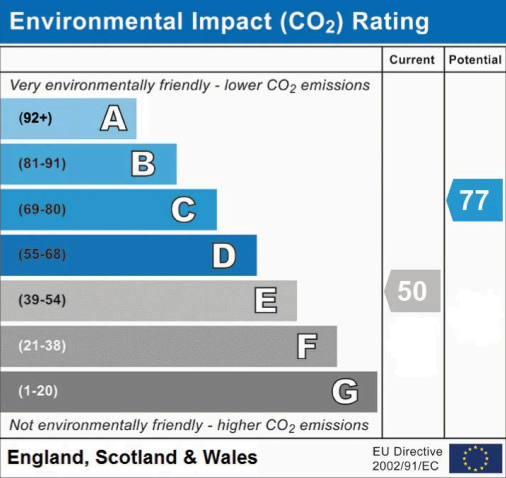
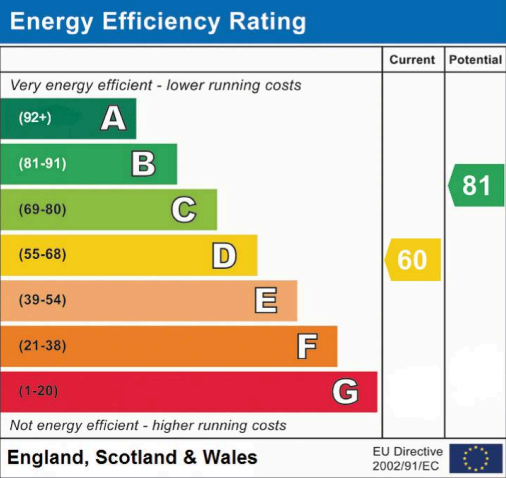
6' 6" x 18' 1" (1.99m x 5.51m)

Double bedroom on the second floor



GROSS INTERNAL AREA
FLOOR 1: 89 m², FLOOR 2: 48 m², FLOOR 3: 31 m²
TOTAL: 168 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Comfort Estates

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