



Seely Road, Lenton

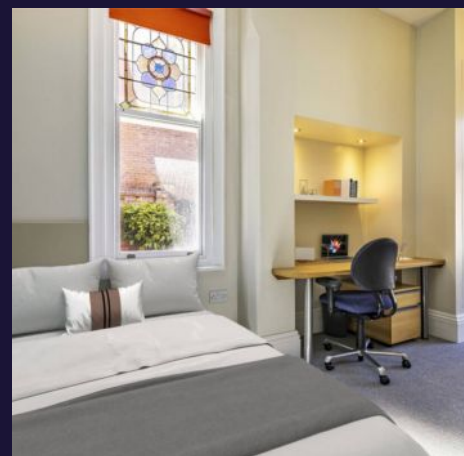
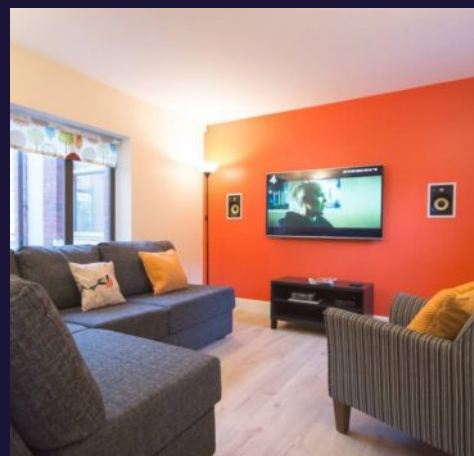
In Excess of **£1,500,000**

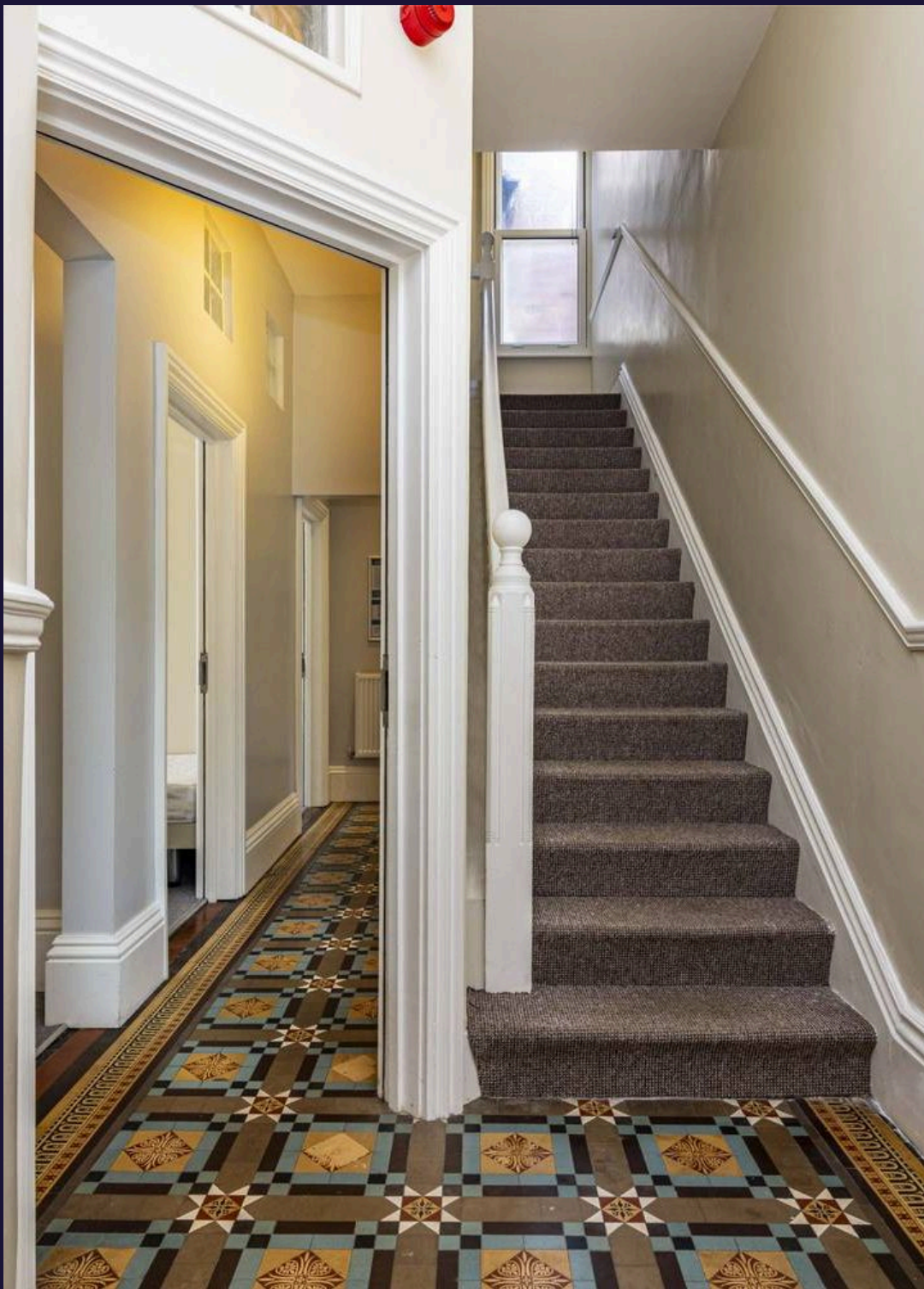
 **Comfort**
Estates



For the first time in nearly 25 years, this property comes to the open-market. It must be seen to truly appreciate the quality and standard of the accommodation and would make an excellent addition to any investor's portfolio. With a strong history of lettings, this property has always proved popular with student tenants. Available for sale is the large block with 3 self-contained flats (1-3), which has a total of 11 bedrooms, and a separate self-contained 6-bedroom house (totalling 17 bedrooms on the site). The properties are owned in a Special Purpose Vehicle (SPV) with no other properties, and therefore present a unique opportunity for an investor to buy the limited company and access a reduced rate of stamp duty (purchasers must undertake their own due diligence and checks).

- Gross Annual Rent of £148,230.35 for 2025-26
- Block of 3 Flats & 1 House
- Fully let until July 2026
- Stamp Duty saving of up to £161,250
- Self Contained Multi-Unit Freehold Block (MUFB)
- Company Special Purpose Vehicle (SPV) Purchase
- Highly Secure Site with keypad controlled entrance
- Full Licenced HMO
- Gross Yield of 9.88%
- EPC Rating C





- **Flat 1**

29' 6" x 29' 6" (9.00m x 9.00m)

Flat 1 is the ground floor 4-bedroom apartment with 2 bathrooms and a large open-plan kitchen/living diner. Like all apartments in this block, there is a lovely mix of original features, such as Minton tile flooring, with modern conveniences like touch-pad LED lighting. This open-plan lounge/kitchen is a perfect space to entertain friends or to just relax in front of the 65" Smart TV. It has been refurbished to a high standard and has been fitted with everything you need. With fitted washer/ dryer, American fridge freezer with chilled water and ice beds, dishwasher, bar with matching stools and custom LED lighting, this is the standout feature of the flat. The living room has brand new sofas and plenty of seating. These 4 double bedrooms have been refurbished and have large windows with character stained glass. Each room includes built-in wardrobes, large desks and plenty of storage and space. The flat is let for 2025-26 for £34,380.68 including Bills.

- **Flat 2**

29' 6" x 29' 6" (9.00m x 9.00m)

Flat 2 is the first-floor 4-bedroom apartment with 2 bathrooms and a large open-plan kitchen/living diner. This open-plan lounge/kitchen is a perfect space to entertain guests or to just relax in front of the 65" Smart TV. The kitchen has been refurbished to a high standard and has been fitted with a washer dryer, American fridge freezer, oven and induction hob. This area is lit with custom LEDs and ample lighting from the dual-aspect windows. The property was painted this year, with new furniture provided and benefits from intercom access for extra security. These 4 double bedrooms have large windows allowing lots of natural light. Each room includes a large desk, drawer and wardrobe with plenty of storage and space to feel like home. The rooms feature stained glass windows and a view over Lenton and beyond! The flat is let for 2025-26 for £34,380.68 including Bills.



Flat 3

23' 0" x 26' 3" (7.00m x 8.00m)

A lovely 3-double bedroom loft-style apartment with intercom access for visitors, open-plan kitchen/diner and the very best views in Lenton! Designed with comfort in mind, the property is fitted with all modern appliances as well as some additional features such as LED touch-pad lighting and integrated light boards. The kitchen is fitted with LED lighting, an electric hob and an oven. The kitchen leads into the dining room with a large Velux window flooding the room with natural light. The room is fitted with a comfortable black leather sofa and a TV. Each bedroom is fitted with a double bed, large desk, drawer and wardrobe with plenty of storage for everything you need. The bathroom, refurbished to the highest standard, is fitted with a walk-in shower, toilet and sink and a skylight filling the bathroom with lots of natural light. Let for 2025-26 for £25,441, including bills.

House

36' 1" x 39' 4" (11.00m x 12.00m)

A superb 6-bedroom self-contained house set back from the road, this property is one of the best student properties available to rent and is always popular with student groups! With LED lighting, gated access, bi-fold doors to the garden and built-in sound system, this property is very special. The house has an open-plan layout with a large extended kitchen/dining area with integrated appliances, Smart TV, an American fridge freezer with ice and chilled water dispenser and bi-fold doors out to a private garden with mood lighting and table and chairs for alfresco dining. A stylish lounge area with TV and built-in sound system. There are 2 modern bathrooms, with supersized walk-in showers and multicolour touch-pad LED lighting. All rooms have double beds and come fully furnished with built-in wardrobes, desks and chairs and individually decorated feature walls. Rented for 2025-26 for £54,027.





Tenancy Information

The properties are pre-rented for a combined £148,230 for the academic year 2025-26 giving a gross yield of 9.88%.





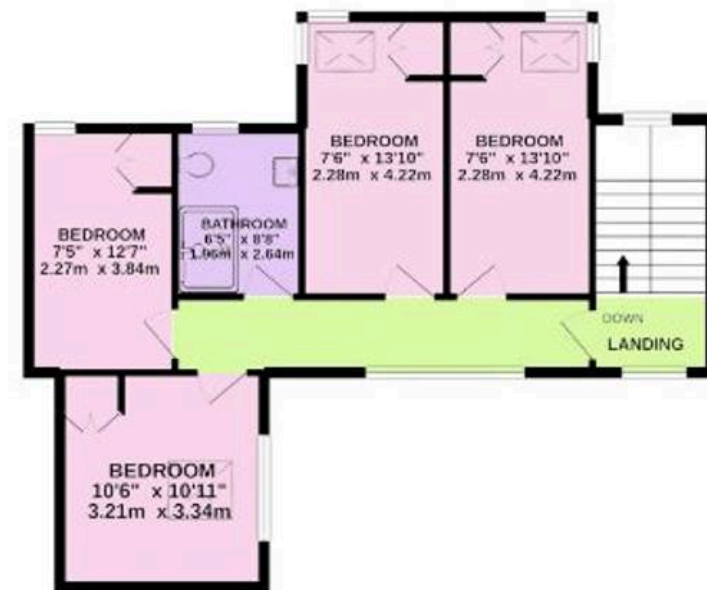
Ground Floor

Approx. 69.4 sq. metres (747 sq feet)



First Floor

Approx. 62.9 sq. metres (677 sq feet)



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground Floor

Approx. 82.2 sq metres. 884.9 sq feet



Total area: approx. 82.2 sq metres. 884.9 sq feet

First Floor

Approx. 81.4 sq metres (876.0 sq feet)



Total area: approx. 81.4 sq metres (876.0 sq feet)

Second Floor

Approx. 56 sq metres (602.7 sq feet)



Total area: approx. 56 sq metres (602.7 sq feet)



Comfort Estates

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