



Colville Street, Nottingham
£525,000

 **Comfort**
Estates



Excellent Investment Opportunity – 7-Bedroom Student HMO in Prime Location

Situated in the sought-after Arboretum area, a leafy conservation zone just a short walk from Nottingham City Centre and Nottingham Trent University, this fully licensed 7-bedroom HMO offers a prime opportunity for investors seeking strong and consistent rental returns.

This spacious property is ideally located for student tenants, with a range of local amenities close by, as well as excellent transport links including bus routes and the Nottingham tram service, providing easy access across the city.

The accommodation is well-presented throughout and configured to maximise rental potential, with generously sized bedrooms, communal living space, kitchen facilities, and 2 bathrooms plus another W.C

Currently let to students, the property generates an annual rental income of **circa £51,828** excluding bills, representing a net rental yield of **9.8%**.

With continued demand for student housing in this thriving university city, this property represents a secure and attractive investment in a highly desirable location.





- 7 Bed HMO
- Popular Location
- Fully Occupied for The 25/26 Academic Year
- Strong Track Record Of Rental Income
- Huge Bedrooms Double Bedrooms With Tall Ceilings
- Well Maintained Investment Opportunity
- Close To Nottingham City Centre
- Close To Nottingham Trent Uni
- 9.8% Net Yield
- Council Tax Band; C

Kitchen

6' 2" x 14' 8" (1.87m x 4.47m)

Good-sized kitchen diner with tiled flooring. Lined with a range of wall and base units with work tops over and an inset sink and drainer. Window to the rear aspect.

Communal Space

14' 0" x 9' 9" (4.27m x 2.96m)

Bright and spacious communal space with tiled flooring and a window to the rear aspect.

Bedroom 1

Double bedroom with carpeted flooring, double glazed window allowing plenty of natural light, and a wash hand basin.

Bedroom 2

13' 7" x 14' 1" (4.14m x 4.28m)

Spacious double bedroom featuring carpeted flooring, a double-glazed window that fills the room with natural light, and a convenient wash hand basin.

**Bedroom 3**

14' 0" x 14' 11" (4.26m x 4.55m)

Well-proportioned double bedroom with carpeted flooring, a double-glazed window providing ample natural light, and a practical wash hand basin.

Shower Room

Walk-in shower cubicle with tiled walls and a wash hand basin.

Bedroom 4

14' 1" x 13' 1" (4.28m x 4.00m)

Double bedroom with carpeted flooring, double glazed window allowing plenty of natural light, and a wash hand basin.

Bedroom 5

13' 11" x 14' 1" (4.23m x 4.30m)

Spacious double bedroom featuring carpeted flooring, a double-glazed window that fills the room with natural light, and a convenient wash hand basin.

Bedroom 6

15' 0" x 17' 6" (4.58m x 5.33m)

Double bedroom with carpeted flooring, double glazed window allowing plenty of natural light, and a wash hand basin.

Bedroom 7

8' 10" x 9' 5" (2.70m x 2.87m)

Bright and comfortable double bedroom, complete with cosy carpeted flooring, a large double-glazed window for excellent natural light, and a fitted wash hand basin for added convenience.

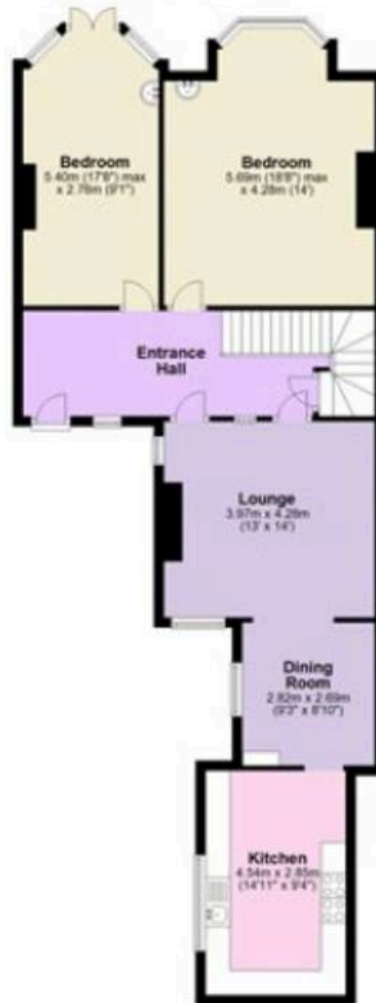
Bathroom

Bathroom with tiled flooring and heated towel rail. Three piece suite comprising panel bath with shower over, wash hand basin, and low-level W.C



Ground Floor

Approx. 90.6 sq. metres (975.2 sq. feet)



Second Floor

Approx. 54.6 sq. metres (587.6 sq. feet)

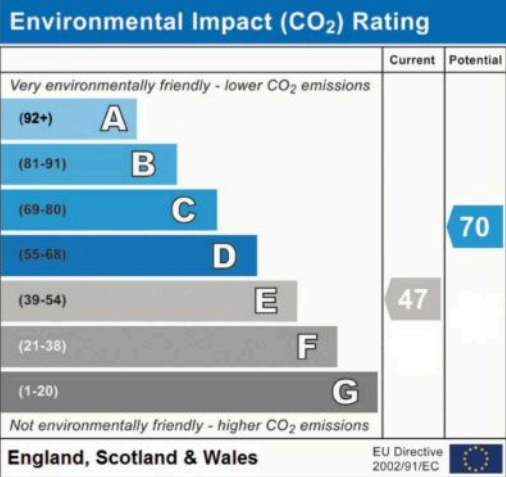
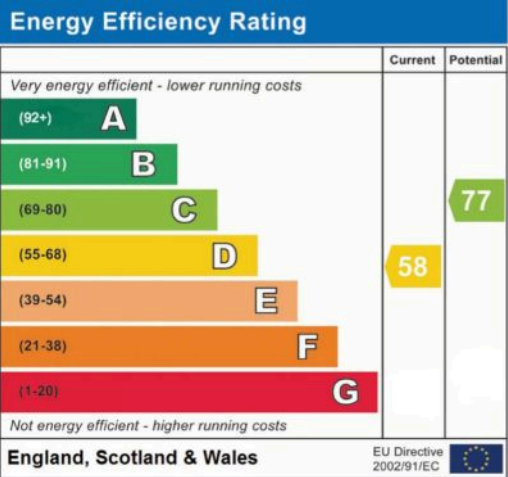


Third Floor

Approx. 18.2 sq. metres (195.8 sq. feet)



Total area: approx. 224.6 sq. metres (2417.3 sq. feet)





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