



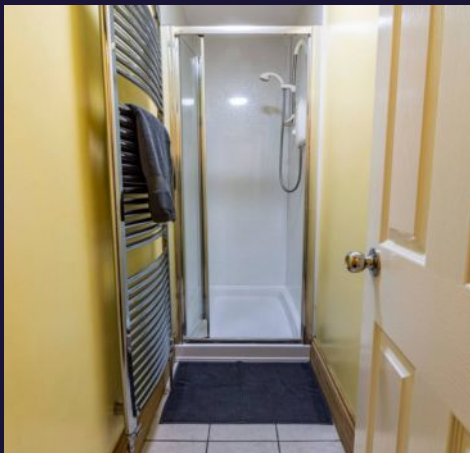
Barrack Lane, The Park
£625,000



Overview

An eight-bedroom Victorian HMO property located in the highly sought-after Park Estate, just a short walk from Nottingham City Centre and Nottingham Trent University. This spacious, high-quality student home features eight large double bedrooms, three shower rooms, kitchen/diner and lounge – perfect for communal living. Currently let for the upcoming academic year, the property generates an annual rental income of £65,128.32, delivering a strong 10.4% gross yield. An ideal turnkey investment opportunity in one of Nottingham's most exclusive locations.

- Let for 25/26
- 10.4% gross yield
- Eight Double Bedroom HMO
- Off Street Parking
- Located in The Park
- Walking Distance To City Centre & Both Universities





Entrance Hall

Providing doors with access to the ground floor accommodation and stairs to first floor.

Kitchen/Dining Area

20' 6" x 12' 9" (6.25m x 3.89m)

Fitted with a range of high gloss base and wall mounted units providing plenty of storage with a work surface over and tiling to splashback and preparation areas.

Appliances include: gas cooker with electric extractor fan over, two washing machines, dishwasher and two fridge-freezers. There is an inset stainless steel sink and drainer, tiling to the floor, radiator, boiler and three double glazed windows to the side elevation.

Living Area

18' 1" x 12' 9" (5.50m x 3.89m)

Continuation of the tiled flooring, high gloss storage cupboard, radiators and velux skylight.

Bedroom 1

20' 6" x 14' 5" (6.24m x 4.39m)

A light and bright double bedroom with a bay window to the rear elevation, sink, desk, drawers, wardrobe and two radiators. There is original coving and an old fireplace with a pannelled surround.

Bedroom 2

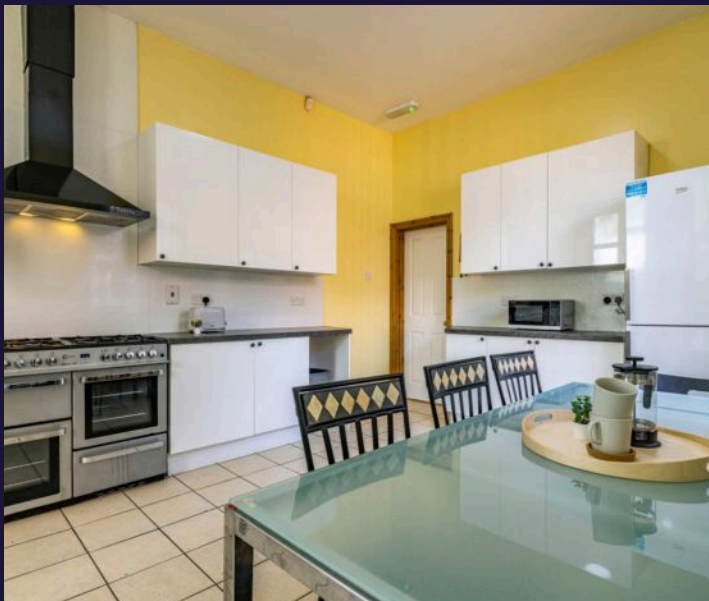
15' 1" x 14' 5" (4.61m x 4.40m)

Another double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe and a radiator.

Bedroom 3

13' 9" x 12' 10" (4.18m x 3.92m)

Another double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.





Shower Room

A contemporary shower room fitted with a two piece white suite comprising wash hand basin with a vanity storage unit underneath and a double shower cubicle with shower over and glass screen. There is a radiator and tiling to the floor and wet areas.

WC

Fitted with a low level wc, radiator and tiling to the floor.

Bedroom 4

17' 3" x 14' 5" (5.27m x 4.39m)

Another airy double bedroom with a bay window to the rear elevation, sink, desk, drawers, wardrobe and two radiators. There is original coving and an old fireplace with a pannelled surround.

Bedroom 5

15' 2" x 14' 5" (4.62m x 4.39m)

A double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.

Bedroom 6

13' 8" x 12' 10" (4.17m x 3.92m)

A double bedroom with two double glazed sash windows to the side elevation, sink, desk, drawers, wardrobe, radiator and an old feature fireplace.

Shower Room

Fitted with a contemporary three piece white suite comprising: low level wc, wash hand basin with vanity storage unit underneath and double shower cubicle with glass screen. There is tiling to the floor and wet areas and there is a chrome vertical heated towel rail.

WC

Fitted with a wc and pedestal wash hand basin. Tiling to flooring, glass splashback behind the sink and UPVC double glazed window to the front elevation.



Shower Room

Fitted with a modern three piece white suite comprising: low level wc, wash hand basin with vanity storage unit underneath and corner shower cubicle. There is tiling to the floor and wet areas and there is a chrome vertical heated towel rail. UPVC double glazed window to the front elevation.

Bedroom 7

14' 4" x 13' 3" (4.36m x 4.03m)

Double bedroom with a double glazed window to the front elevation, sink, desk, drawers, wardrobe and a radiator.

Bedroom 8

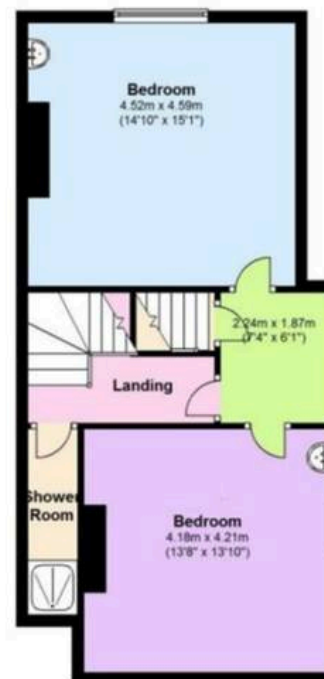
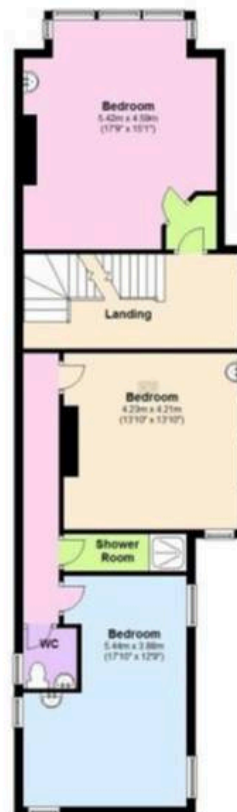
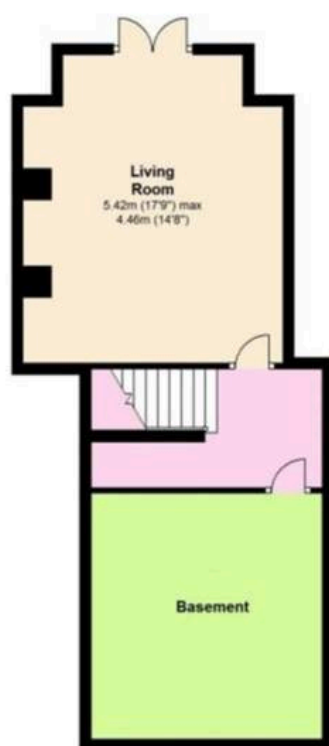
14' 5" x 10' 10" (4.39m x 3.29m)

Double bedroom with UPVC double glazed window to the rear elevation, sink, desk, drawers, wardrobe and a radiator.





Comfort Estates



Total Area:
281 square meters / 3024 square feet

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





Comfort Estates

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