



99 Castle Boulevard, Nottingham, NG7 1FE

£485,000



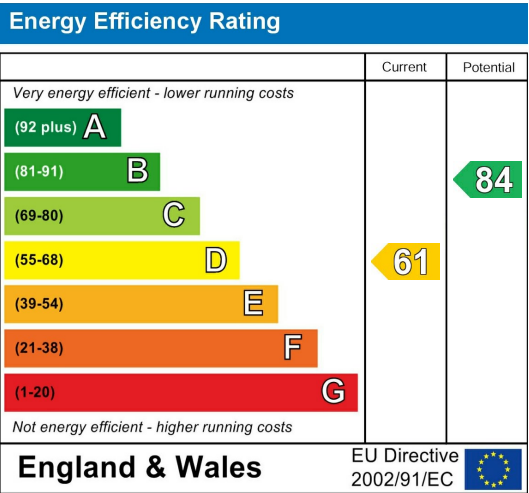
Floor Plan



- 7-bedroom licensed HMO let to students until summer 2026
- Annual income of £46,900 inclusive, offering a 9.5% gross yield
- Well-presented over three storeys of spacious accommodation
- Large communal living room and separate fitted kitchen
- Three bathrooms, ideal for HMO living
- Rear yard with potential for off-street parking conversion
- Situated on the sought-after Castle Boulevard (NG7)
- Walking distance to Nottingham city centre and universities
- Excellent public transport links
- Ideal turnkey investment with strong ongoing rental income



Area Map



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