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estates

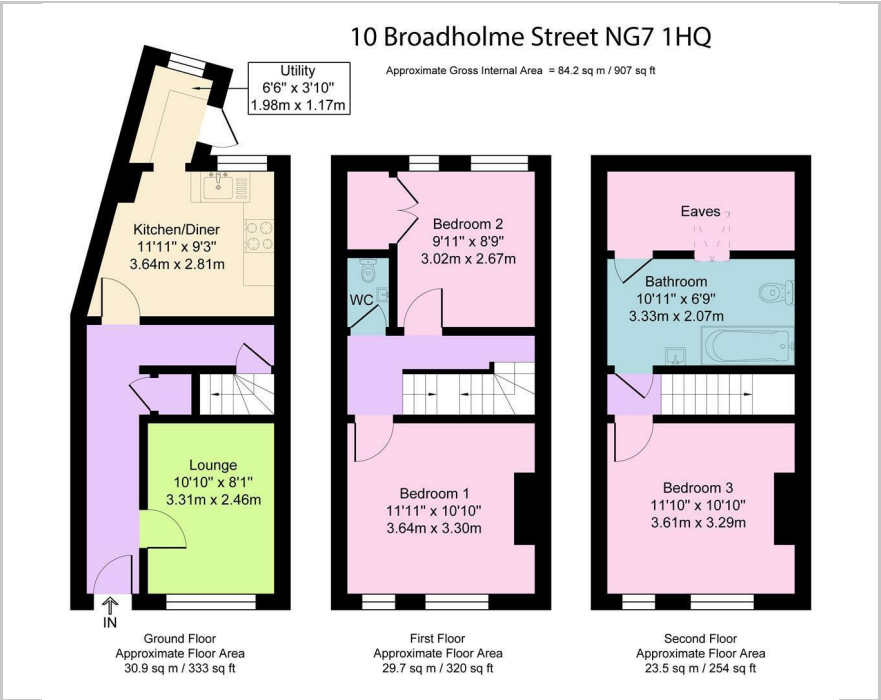


10 Broadholme Street, Nottingham, NG7 1HQ

£210,000



Floor Plan



Area Map



- Fully set up and let, requiring minimal immediate management effort.
- Fully let until 31st July 2026, guaranteeing cash flow from day one.
- Generating a strong income of £18,720 exclusive per annum
- Strategically positioned with easy access to the University of Nottingham, ensuring high tenant demand.
- Features gas central heating and double glazing, designed for minimal landlord hassle.
- Three Spacious Double Bedrooms: A highly desirable configuration for student groups.
- Includes a comfortable lounge and separate kitchen, a significant draw for tenants.
- Situated in a consistently popular student rental area, offering strong rental stability.
- A low-risk asset providing strong, reliable returns year after year.
- An ideal addition to any portfolio, offering income generation with minimal ongoing stress.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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