

26 Derby Grove, Nottingham

£450,000

Comfort Estates









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Nottingham

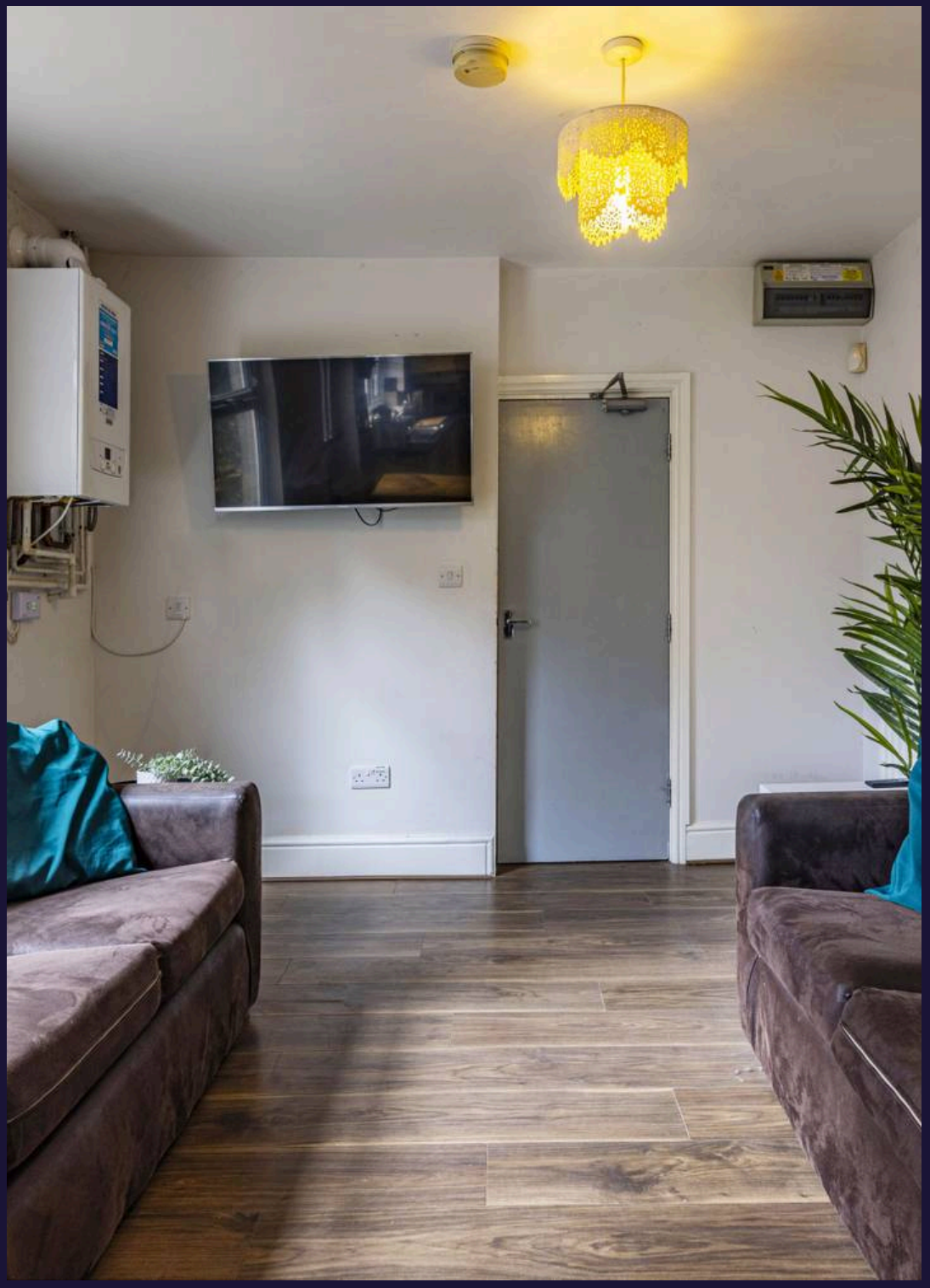
A substantial six-bedroom student HMO offering an excellent investment opportunity in the established rental location of Lenton, Nottingham, with the added benefit of 4 en-suite shower rooms. The investment boasts an impressive 11% gross yield and is fully let for the 2026/27 academic year.

The property provides six well-proportioned double bedrooms, complemented by three bathrooms and an additional WC, creating a practical and highly desirable layout for student tenants. The accommodation is further enhanced by a spacious communal living area and well-equipped kitchen, providing an excellent hub for shared living.

The property benefits from a proven rental track record, with the current rental income sitting at approximately £49,000 per annum, demonstrating its strong appeal within Nottingham's student market. With the property already secured for the forthcoming academic year, investors can acquire an established income-producing asset with excellent visibility over future rental returns.

Positioned within Lenton, the property is conveniently located for the University of Nottingham, NTU, Nottingham city centre and Castle Marina, with local amenities, shops, cafés, transport links and student facilities all within easy reach.

With a strong rental history, current £49,000 of annual rental income, secured income for



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Six-bed student HMO in Lenton producing circa £49,000 pa and an impressive 11% gross yield. Fully let for 2026/27 and with FOUR EN-SUITES. All within walking distance to the uni!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Popular Lenton Location
- Six Double Bedrooms
- Four En-suite Shower Rooms
- Circa £50,000 PA Gross Rental Income
- Let For 26/27 Academic Year
- Both Universities Nearby And Easy Access To The City Centre
- Well-Presented Throughout And Close To UON
- City Centre Access







You can include any text here. The text can be modified upon generating your brochure.



Kitchen
A well-appointed fitted kitchen offering generous storage and practical worktop space, complete with a gas hob and double oven. The layout also provides space for a fridge/freezer, creating a functional and well-equipped kitchen suited to everyday use for student renters.

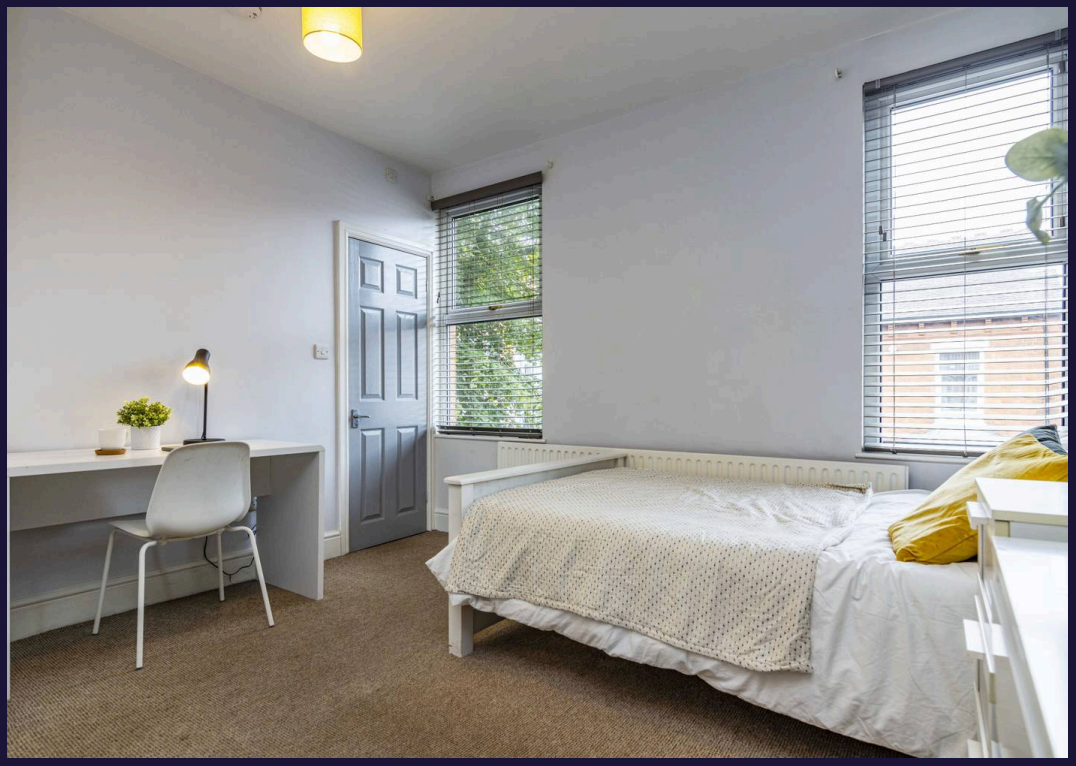
Living Space
A bright and well-proportioned living room offering generous space for comfortable seating and socialising. The room creates an attractive communal area that complements the overall accommodation and adds to the property's appeal.

4 Double Bedrooms with En-suite
Four well-proportioned double bedrooms, each offering generous space for bedroom furniture, storage and study facilities. Good levels of natural light create bright and comfortable rooms throughout, while the private en-suite bathrooms provide added convenience and enhance the overall appeal of the accommodation.

2 Double Bedrooms
Two well-proportioned double bedrooms offering generous space for bedroom furniture, storage and study facilities. Both rooms benefit from good levels of natural light, creating bright and comfortable accommodation with a practical layout that complements the wider property.

Bathroom
A well-presented bathroom offering practical additional facilities for the property, finished in a clean and functional style to complement the en-suite accommodation.











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