



**70 Cromwell Street, NG7 4GJ**

**£495000.00**

A photograph of a bright, modern living room. The room features a large window with a view of greenery outside. A dark leather sofa is positioned in front of the window, and a patterned rug covers the floor. A large, glowing pendant light hangs from the ceiling. A framed abstract artwork is on the wall. A semi-transparent grey box is overlaid on the right side of the image, containing text.

# A Summary

| HMO Investment | Sold with No Chain | Rental Income of £60,651.84 p/a | EPC Rating D | Terraced Home | Excellent Transport Links | Eight Bedrooms | Walking Distance to the City Centre | Enclosed Garden |

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# Story of the house

Comfort Estates is proud to present this very spacious, well-presented 8 double bedroom HMO positioned in the Arboretum, 2 minutes walking distance to NTU and perfect for walking into the City Centre. It is the perfect investment and comes with NO CHAIN!

It boasts a fantastic location within walking distance into the City Centre, being close to the central University sites and the Forest Recreation Ground. With the main road links and the transport, journeys in and around Nottinghamshire are much more convenient!

Sold with no upward chain, this presents a great opportunity for investors looking for an HMO, which has recently been occupied by students achieving £60,651.84, p/a



## The Entrance Hall

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

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## The Lounge

With lots of natural light which creates the perfect space to relax.

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## The Open Plan Dining Kitchen

This kitchen has been completely refurbished to a high standard and is fitted with a gas cooker, double ovens and a fridge/freezer with plenty of storage available.

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## The Bedroom 1

Double glazed window to the rear elevation, sink, radiator and ceiling light point. This room could be utilised as a dining room.

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## The Bedroom 2

A good sized bedroom with a sink, ceiling light point, radiator and window the rear elevation.

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## The Bedroom 3

Ceiling light point, radiator, sink and window to the front elevation.

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## The Bedroom 4

Ceiling light point, radiator, sink and window to the front elevation.

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## The Shower Room

Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and fully tiled walk in shower. Tiled flooring and half height tiling to the rest of the shower room.

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## The Bathroom

Fitted with a white three piece suite comprising low level WC, pedestal wash hand basin and panel bath with shower over and glass shower screen. Tiled flooring, full tiling around the bath and half height tiling to the rest of the bathroom.

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## The Bedroom 5

Ceiling light point, radiator, sink and window to the front elevation.

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## The Bedroom 6

Velux skylight, sink, radiator and ceiling light point.

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## The Bedroom 7

Velux skylight, sink, radiator and ceiling light point.

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## The Bedroom 8

Velux skylight, radiator, sink and ceiling light point.

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## The Outside

To the front of the property, there is a pathway leading up to the front door through a metal gate. There is an enclosed courtyard garden to the rear of the property, ideal for those looking for a low maintenance garden.

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## The Utilities, Rights & Restrictions

Total Floor Area: 203 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Gas Central Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: No | Coal Mining: The property is within the Coalfield Consultation | Parking: Private Driveway | Licencing Area: The property has a HMO Mandatory Licence | Council Tax - Band D | Flood risk: Not known | Flood defences: Not known |

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## The Disclaimer

These sales particulars have been prepared by Comfort Estates on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

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## The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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## The Viewings & EPC

Strictly by appointment with Comfort Estates. Energy Performance Certificate: To inspect the full EPC for this property please contact our office on 0115 9338997. The graphs attached show the property's energy efficiency and environmental impact rating. Comfort Estates 47 Derby Road, NG1 5AW  
[www.comfortlettings.co.uk](http://www.comfortlettings.co.uk) Comfort Letting Agents LLP is a limited liability partnership registered in England & Wales (registered number OC365521). Registered head office is, Comfort Letting Agents, 47 Derby Road, Nottingham, NG1 5AW a list of members is available for inspection. VAT No: 157879546

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Drop in to discuss with a member of our friendly team:  
Opening hours: **Mon-Sat 9:00-17:00, Sun By Appointment**