



1 Park Avenue, Mansfield NG18 2AU

£390,000

Tel: 0115 9680268



- Ideal central location
- Ideal investment opportunity
- Period Features
- 6 Bed HMO - Fully let
- Excellent access to amenities
- High Ceilings

ATTENTION INVESTORS! This magnificent investment opportunity offers an excellent £36,000+ rental income per year. From this fully licenced HMO with a proven track record of consistent full occupancy since 2014.

This property is maintained and managed to an exceptional standard, with this FULLY LET 6 studio HMO is simply one you do not want to miss. Having initially been converted to a HMO in 2014 and has been fully licenced since then. This property truly is a superb example of how to achieve the best possible returns from a HMO.

Upon entry on the ground floor, you are greeted with spacious hallway, offering superb high ceilings and a traditional and grand feature staircase rising to the first floor.

The ground floor lays host to three studio rooms, each benefiting from en-suite shower rooms and cooking facilities within the rooms on the internal stylish fitted kitchens. To the first floor, there are a further three spacious studios along with a communal area with washing machine.

If you are serious investor, looking for an investment providing an instant return on completion, then look no further. A viewing is essential to appreciate the quality of this property, which will go a long way to explaining why this investment has been such a success for such a long time.

TENURE

The property is being sold as a freehold.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call Ben Pycroft on our office number 01159680268

MORTGAGE ADVISE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advise when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES AND FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

BEDROOM ONE

w: 4.24m x l: 4.39m (w: 13' 11" x l: 14' 5")

A spacious studio with a large double glazed bay window to the front elevation. There is an en suite shower room with shower enclosure, wash hand basin and a low flush WC. There is also a fully fitted kitchen including stylish wall cupboards and base units with working surfaces over with inset stainless steel sink with drainer and mixer tap, oven, four ring electric hob with fitted extractor over.

BEDROOM TWO

w: 3.9m x l: 4.63m (w: 12' 10" x l: 15' 2")

A second spacious studio with a large double glazed bay window to the side elevation. There is an en suite shower room with shower enclosure, wash hand basin and a low flush WC. There is also a fully fitted kitchen including stylish wall cupboards and base units with working surfaces over with inset stainless steel sink with drainer and mixer tap, oven, four ring electric hob with fitted extractor over.

BEDROOM THREE

w: 3.62m x l: 4.85m (w: 11' 11" x l: 15' 11")

A third spacious studio with a double glazed window to the side elevation and a separate entrance door to the side elevation. There is an en suite shower room with shower enclosure, wash hand basin and a low flush WC. There is also a fully fitted kitchen including stylish wall cupboards and base units with working surfaces over with inset stainless steel sink with drainer and mixer tap, oven, four ring electric hob with fitted extractor over.

BEDROOM FOUR

w: 4.24m x l: 4.38m (w: 13' 11" x l: 14' 4")

The fourth spacious studio has an initial entrance hall with double glazed windows to the front elevation. There is an en suite shower room with shower enclosure, wash hand basin and a low flush WC. There is also a fully fitted kitchen including stylish wall cupboards and base units with working surfaces over with inset stainless steel sink with drainer and mixer tap, oven, four ring electric hob with fitted extractor over.

BEDROOM FIVE

w: 4.24m x l: 4.63m (w: 13' 11" x l: 15' 2")

A fifth spacious studio with a double glazed window to the side elevation. There is an en suite shower room with shower enclosure, wash hand basin and a low flush WC. There is also a fully fitted kitchen including stylish wall cupboards and base units with working surfaces over with inset stainless steel sink with drainer and mixer tap, oven, four ring electric hob with fitted extractor over.

BEDROOM SIX

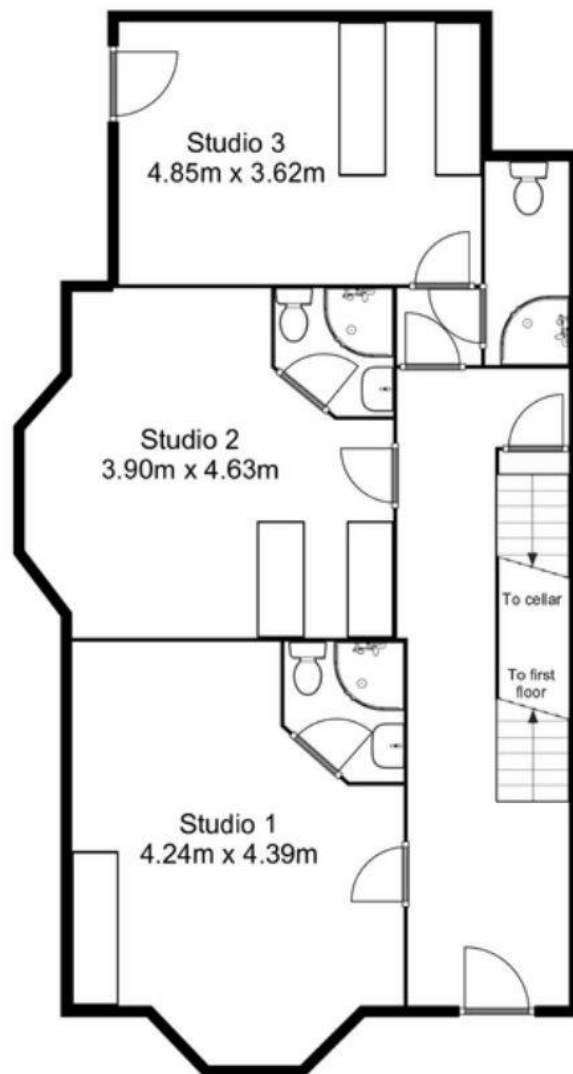
w: 5.84m x l: 3.62m (w: 19' 2" x l: 11' 11")

The sixth and final studio, has an initial entrance area, double glazed window to the side elevation. There is an en suite shower room with shower enclosure, wash hand basin and a low flush WC. There is also a fully fitted kitchen separate to the bedroom area including stylish wall cupboards and base units with working surfaces over with inset stainless steel sink with drainer and mixer tap, oven, four ring electric hob with fitted extractor over.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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