



**Leicester Row
Radford
Coventry
CV1 4AL**

- Guaranteed Rental Income Until 2026 – £925 PCM
- Prime Location for Professionals & Students
- Four Spacious Double Bedrooms – Ideal for HMO or Sharers
- Renovation Potential – Add Value & Boost ROI

Asking Price Of £155,000

EPC Rating '66'





Property Description

Cloud9 Estate Agents are proud to present this exceptionally spacious four-bedroom second/third floor maisonette, perfectly positioned in the heart of Coventry City Centre. With tenants in situ until February 2026 and a guaranteed rental income of £925 per calendar month, this property offers a rare opportunity for investors seeking immediate returns and long-term stability.

Located in John Tofts House on Leicester Row, the apartment benefits from a prime setting alongside Coventry's ring road and directly opposite the scenic Coventry Canal. Residents enjoy easy access to a wide array of shops, restaurants, schools, and transport links—all within walking distance—making it highly attractive to professionals and families alike.

Inside, the property boasts a welcoming entrance hall, a well-equipped kitchen, and a spacious lounge ideal for relaxing or entertaining. The upper floors feature four generously sized double bedrooms and a modern family shower room, complemented by an external storage closet



offering valuable additional space. With its generous layout, central location, and strong rental yield, this maisonette is a standout choice for investors or buyers looking to secure a high-performing asset in a thriving city. Book your viewing today-call 02476 263 660 to avoid missing out.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

LOUNGE

21' 7" x 12' 7" (6.58m x 3.84m)

KITCHEN

10' 7" x 8' 11" (3.25m x 2.72m)

BEDROOM ONE

14' 9" x 7' 3" (4.50m x 2.21m)

BEDROOM TWO

12' 4" x 7' 3" (3.78m x 2.21m)

BEDROOM THREE

13' 8" x 10' 11" (4.17m x 3.33m)

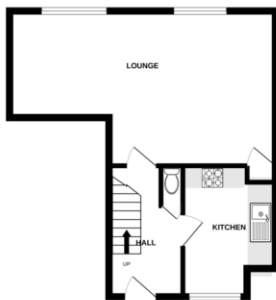
BEDROOM FOUR

13' 5" x 10' 2" (4.11m x 3.12m)

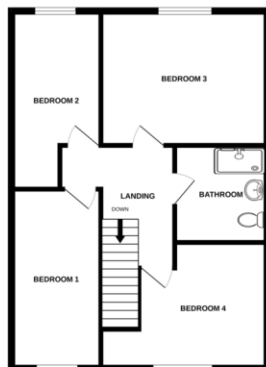
BATHROOM

7' 10" x 7' 6" (2.41m x 2.29m)

GROUND FLOOR
379 sq ft. (35.2 sq.m.) approx.



1ST FLOOR
603 sq ft. (56.1 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.