



PROPERTY  
SERVICES  
LIMITED

# 159 St. Georges Road , Coventry, CV1 2DH

Offers Over £330,000



## \*\*INVESTMENT OPPORTUNITY WITH IMMEDIATE INCOME\*\*

This Stunning 5 Bedroom Luxury HMO with En-suite Rooms is Available to Purchase In The Lower Stoke Area of Coventry. The Property is Fully Tenanted Achieving A Rental Income of £2,860pcm (including bills). The Property Has Been Developed To A High Spec To Perfectly Incorporate The Ideal Co-Living Environment In A Location Within Walking Distance To Coventry City Centre.

This property briefly comprises of the following...

- \* Spacious open plan kitchen / living area with an exceptional kitchen which includes all required appliances are included, plenty of storage space & a breakfast bar. The extension has an impressive sky lantern providing plenty of natural light and is open plan to the living area providing a roomy welcoming atmosphere.

- \* The living area incorporates well with the kitchen for socialising and entertaining housemates and friends with a large corner sofa and wall mounted TV

- \* Ground floor WC

- \* The double bedrooms provide the perfect space for tenants providing them with the privacy of an en-suite shower room, double bedroom, study/work area with desk/chair, shelving, built in closet and TV.

- \* Low maintenance garden to the rear of the property.

- \* The property is currently rented on individual AST's with a total income of £2,860pcm

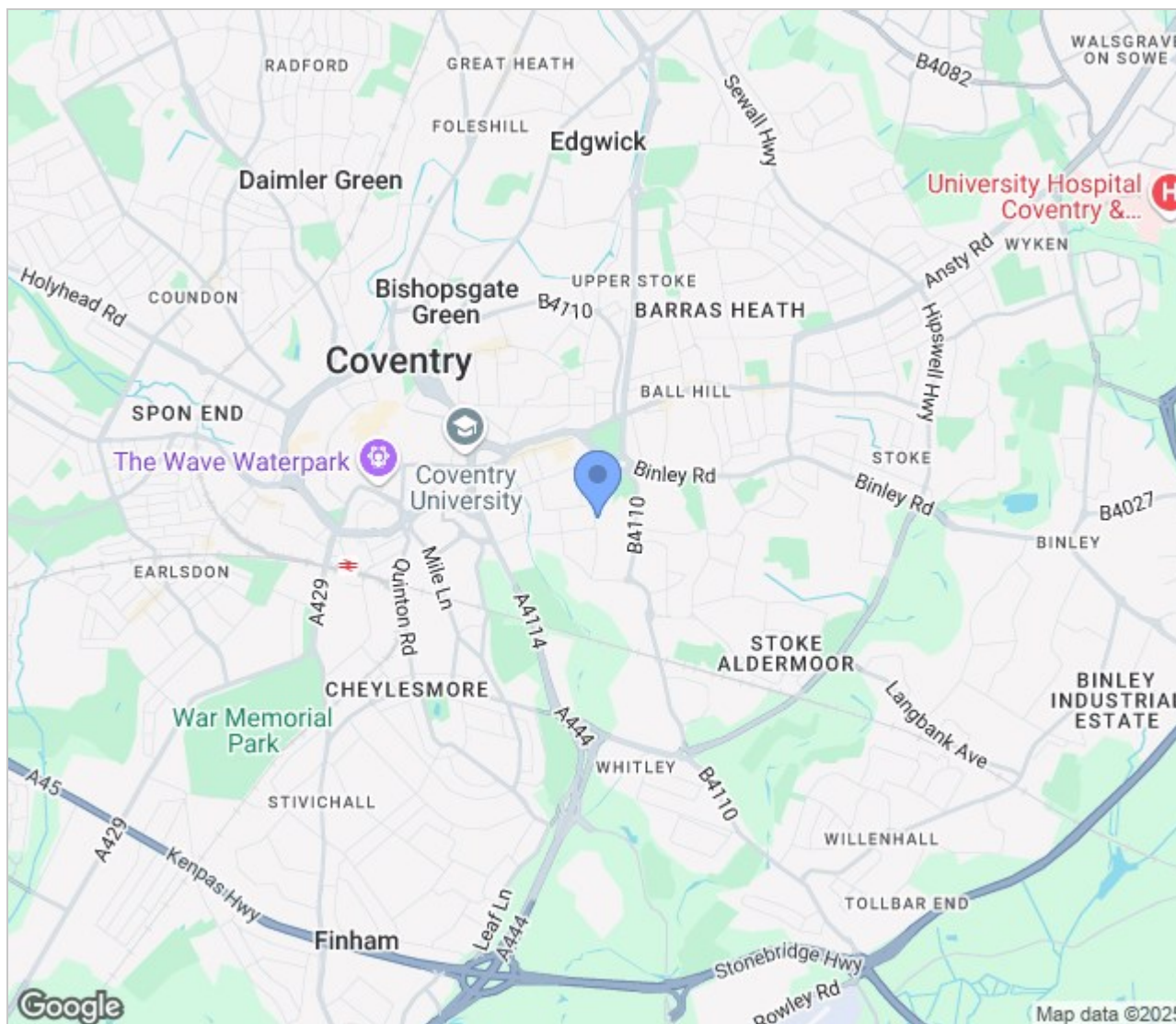
Property monthly expenses breakdown: Council Tax £153.00pcm, Elec and Gas £400pcm, STW £31.83pcm, Broadband £63.00, TV license £14.12pcm, Cleaner £28.00pcm.

This property is freehold, with gas central heating and double glazed throughout.

Offer over £330,000 Council Tax Band: A



## Area Map





## Energy Efficiency Graph

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>91</b> |
| (81-91) <b>B</b>                            | <b>78</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC



| Environmental Impact (CO <sub>2</sub> ) Rating   |  | Current                    | Potential   |
|--|--|----------------------------|---|
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |  |                            |   |
| <p><b>England &amp; Wales</b></p>  |  | EU Directive<br>2002/91/EC |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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