



PROPERTY
SERVICES
LIMITED



147 Lythalls Lane , Coventry, CV6 6FS

Asking Price £475,000



**INVESTMENT OPPOTRTUNITY **

This Large Semi Detached Building In The Holbrook's Area Of Coventry Is A Ready Made Business Venture.

The Property Contains 8 Self-Contained Apartments All Of Which Are Fully Rented Bringing In An Income of Around £45,000 per annum

* Each self-contained studio apartment includes a kitchenette, fridge freezer and an en-suite shower room and so ensuring the perfect private living environment for the occupants.

* The studios come fully furnished all of which will be included in the sale

* The Location is perfect for the Ricoh Arena, A444, Coventry City Centre & local amenities making it highly attractive for tenants.

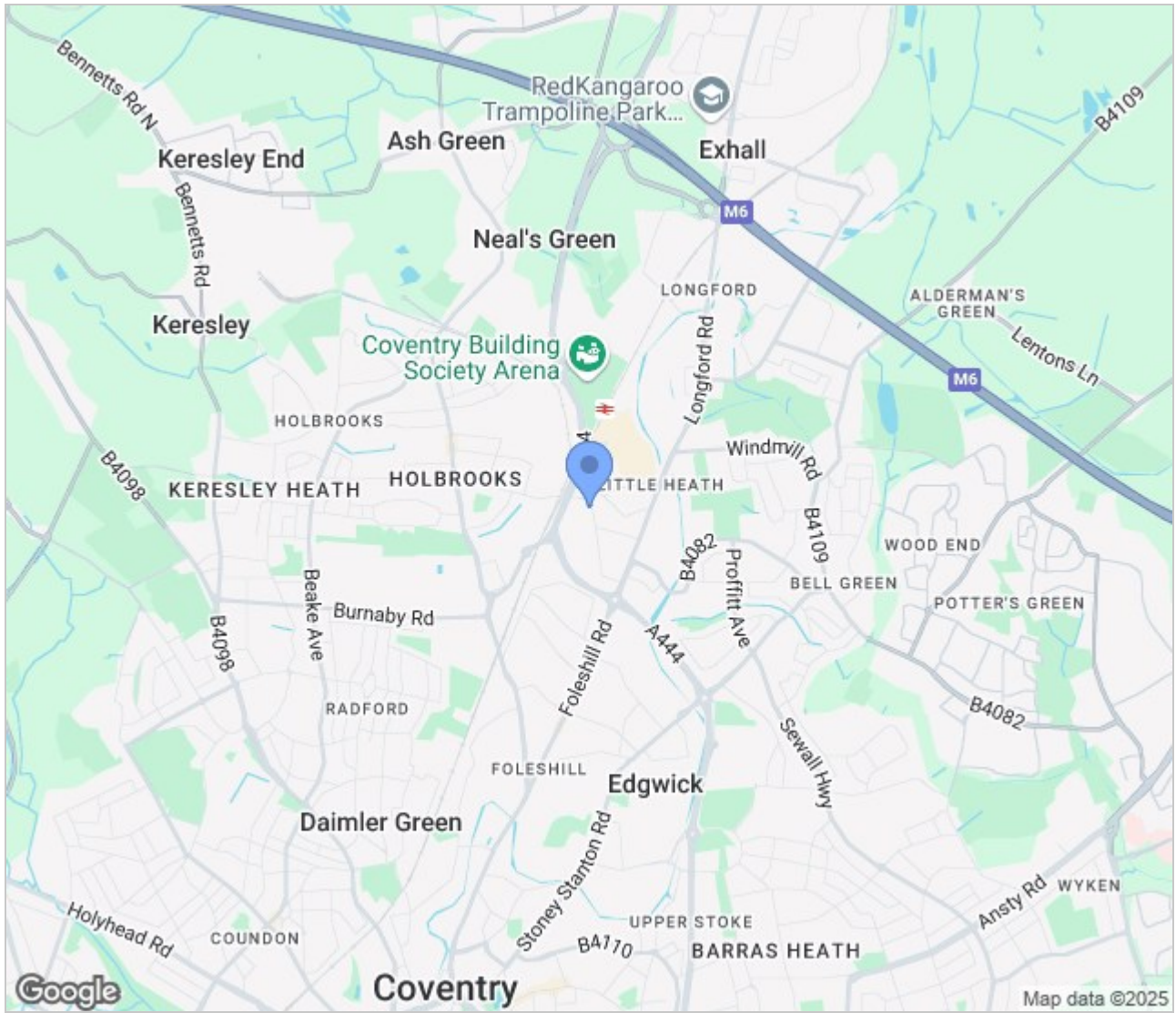
Viewings highly recommended to see the value this property would make to your income.

Each apartment has a separate EPC rating ranging from C-E

The Property is Freehold & Holds A HMO Licence



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

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