

## FOR SALE

## FREEHOLD STUDENT INVESTMENT

50a Latham Road, Earlsdon, COVENTRY CV5 6HR



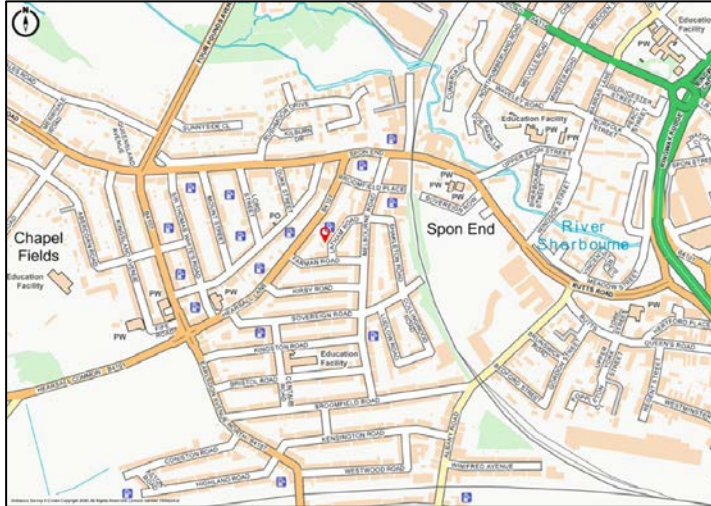
- 6 Bed HMO with possibility to increase to 10 student rooms (subject to licence)
- Managed by Warwick University Accommodation Services for current academic year
- Current income from Warwick University £22,667 per annum
- Possibility of increasing income to circa £37,000 per annum with 10 student rooms
- Sought after location of Earlsdon Village
- Excellent links to Warwick and Coventry Universities



## Location

The property is situated on Latham Road to the rear of Wells Terrace in the popular Coventry suburb of Earlsdon. The property is very well located, being easily accessible to Earlsdon Village centre, along with easy access to Coventry City Centre just under a mile distant.

There is a bus stop immediately in front of Wells Terrace on Hearsall Lane (B4101) providing excellent public transport links to Warwick University, Coventry City Centre and Coventry University.



## Description

Completed approximately 5 years ago, this student/HMO property has been fully let every academic year.

The property is a 6 bed HMO, which benefits from a further 4 bedrooms which require an update to the current HMO Licence in order to be occupied.

Each room provides a double bed and having shared shower and WC facilities. There is a communal kitchen and living room.



## Price

Offers based on £475,000

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

C80



## Viewing

Strictly by appointment with the sole agent.

**HOLT COMMERCIAL**  
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