



**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**CHARTER AVENUE,**  
CANLEY, COVENTRY, CV4 8BD

**£330,000**

CHARTER AVENUE



**PROMINENCE**  
— ESTATES —

Introducing a prime investment opportunity in the heart of Canley—a meticulously maintained 7-bedroom, 7 en-suite House in Multiple Occupation (HMO) perfectly positioned for student accommodation. Just a short walk from Warwick University, this property is ideally situated to cater to the growing demand for quality student housing.

This spacious home boasts seven well-appointed bedrooms, each with its own modern ensuite bathroom, ensuring privacy and comfort for residents. The open-plan communal areas create a welcoming atmosphere, perfect for socializing or studying together. The kitchen is equipped with all the necessary amenities, providing an ideal space for meal preparation and gathering.

With the potential to generate an impressive


annual income of £35,000, this property offers a strong return on investment, making it an attractive option for savvy investors looking to capitalize on the thriving rental market in the area.

With its proximity to local amenities, transport links, and, of course, Warwick University, this HMO is in high demand among students. The location ensures easy access to everything they need, from shops and cafes to parks and leisure facilities.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>77</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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