



Kensington Road, Coventry, CV5 6GJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

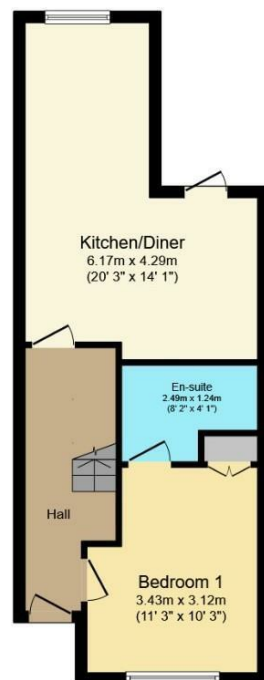
A great opportunity to acquire this beautifully presented and stylish six bedroom, six en-suite property currently let and achieving an income of £43,000 per annum. The property has recently had a HMO Licence granted (non-transferable) and is perfect for an investor looking to start or expand their current portfolio with a current yield of 9.6%.

The accommodation on offer comprises of six well designed bedrooms all benefitting from their own en-suite shower room, wardrobe, TV and desk area. Located on the ground floor are two bedrooms and a stunning kitchen/dining/lounge area, to the first floor are three spacious bedrooms and positioned on the second floor are a further two rooms.

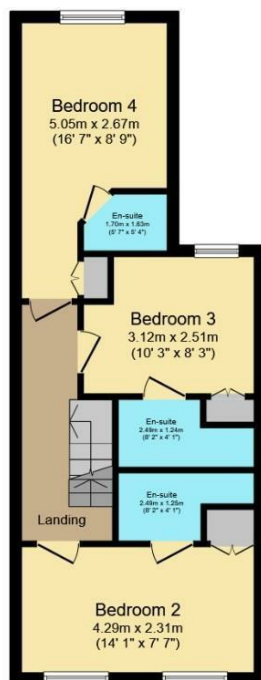
Further benefits include gas central heating, double glazing throughout, CCTV, remote monitoring heating system and a low maintenance rear garden with artificial grass.



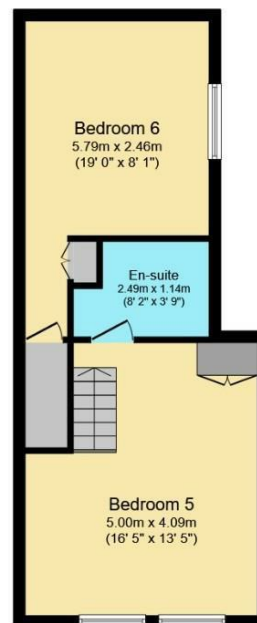




Ground Floor
 Floor area 43.0 m² (463 sq.ft.)



First Floor
 Floor area 43.9 m² (472 sq.ft.)



Second Floor
 Floor area 41.1 m² (443 sq.ft.)

TOTAL: 128.0 m² (1,378 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Key Features

- Valid HMO Licence (Non-transferable)
- Beautifully Presented Six Bedroom Property
- Current Yield of 9.6%
- Six En-suites
- Stunning Modern Kitchen
- Accommodation Spanning Three Floors
- Great Addition To Portfolio
- Fantastic Earlsdon Location
- EPC - C

£450,000

EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority -

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