

Freehold Sale Brochure

Flat Development/ HMO/ Student Block

Hawkins Court,
11 – 13 Hawkins Road,
Coventry,
CV5 6HZ.



Asking Price: £900,000	Tenure: Freehold
Current Income: £70,890 per annum	Potential Reversionary Income: £90,000 pa

Summary

- 5 self-contained flats/ 15 en-suite bedrooms
- 4,300 sq. ft (399.47 sq. m)
- Freehold – Title WK102404
- Modern construction (c.2011) with gas central heating and solar panels
- 8 car parking spaces to the rear
- Currently let to FutureLets (Coventry University) – Current Lease ends October 2026
- Current income of £70,890 per annum
- Strong residential area with good amenities
- EPC Ratings: Flat 1 – 5 all rated C, expiry 2032

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Location and Description

Hawkins Court is situated on Hawkins Road in Earlsdon, one of Coventry's most desirable and well-established residential districts. The location provides excellent access to Coventry City Centre, the A45, the wider motorway network and Birmingham International Airport. Both Coventry University and the University of Warwick are within easy reach.

Constructed in 2011, Hawkins Court is a modern brick-built development arranged as five self-contained cluster flats over ground, first and second floors. Each flat includes a fitted kitchen and lounge area, together with individually secured en-suite bedrooms. Heating is provided by gas fired central systems, and solar panels are installed on the roof. To the rear are 8 allocated parking spaces with potential for gated access, together with cycle racks.



Accommodation & Tenancy

Flat 1 - 472 sq. ft/ 43.84 sq. m – 2 Bed

Flat 2 – 664 sq. ft/ 61.64 sq. m – 3 Bed

Flat 3 – 1,011 sq. ft/ 93.93 sq. m – 5 Bed

Flat 4 – 535 sq. ft/ 49.74 sq. m – 2 Bed

Flat 5 – 714 sq. ft/ 66.29 sq. m – 3 Bed

TOTAL – 4,300 sq. ft/ 399.47 sq. m – 15 Bed



The entire property is currently let to FutureLets, the Coventry University letting company and has been since the building development. The lease was a 10 year term from October 2016 and comes to an end October 2026, the University may consider to extend occupation under a Management Agreement, but this would need to be negotiated directly. Short term income of £70,890 per annum until expiry.



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Floor Plans



FLOOR 3



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1466 sq. ft, 136 m², FLOOR 2: 1841 sq. ft, 171 m²
 FLOOR 3: 993 sq. ft, 92 m²
 TOTAL: 4300 sq. ft, 399 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Legal Information

- Freehold Title WK102404
- All mains services are understood to be connected
- Full pack of building certificates available
- Full lease documents available on request
- Each party to bear their own legal costs



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Energy Performance Certificates (EPC)

Flat 1 – 5 all have EPC Ratings of C, with expiry dates of 2032, copies supplied if requested

Location Map



Viewing Arrangements

Strictly by appointment with:

James Brookes

Tel: 07854 367 326

Email: badgerbrookestates@outlook.com

