



BRUNSWICK STREET,

complete ●●●
SALES & LETTINGS





****Attention Investors****

Offering to market an opportunity to add an eight bedroom HMO to your portfolio. Sold with vacant possession and three years remaining on the current licence. The property could be rented out straight away, or benefit from refurbishment to achieve a higher rental yield. There is also further potential to develop the property subject to planning. This charming characterful building currently offers; eight double bedrooms, two bathrooms, one shower room, two kitchens, large communal living/dining room, front and rear gardens and detached garage to the rear.

Ground Floor

Accessed via a painted wooden front door the ground floor consists of; entrance hall, bedroom one a large double room with sash window to the front elevation, wall mounted radiator and pendant lighting, bedroom two another double room with window to rear elevation, kitchen to the rear and stairs leading to the lower ground and first floor landing. The ground floor kitchen benefits from window to the side elevation, a range of white low level units with modern worktop, integrated stainless steel sink and space for all freestanding appliances. Also housing the combination boiler.

First Floor

To the front of the property is a large communal living/dining room with ceiling rose and central pendant light, two Juliet balconies to the front elevation and two wall mounted radiators. Bedroom three a further double bedroom with wall mounted radiator, central pendant and sash window to the rear elevation. The bathroom benefits from three piece suite including bath with glass screen and shower over, toilet and wash basin within vanity unit, wall mounted radiator and window to the side elevation. Next-door the shower room is fitted with walk in shower with electric shower, extractor, toilet and wash basin. Stairs leading to second floor landing.

Second Floor

Consisting of bedroom four a further double room with wall mounted radiator and window to the rear elevation, bedroom five a double room with central pendant light, wall mounted radiator and sash window to the front elevation and bedroom six a further double room with wall mounted radiator and sash window to the front elevation. There is then a second communal kitchen with a range of low level white units with modern worktop, white tiled splashback and stainless steel sink. There is then space for all freestanding appliances.

Lower Ground

With extra store room housing the gas meter, understairs storage cupboard, two double bedrooms and another bathroom room with dual window aspect and three piece suite including electric shower over bath, toilet and wash basin. Also benefiting from door out into the rear garden.

Garden & Garage

A secured walled rear garden, mainly lawned with detached garage currently utilised as storage with personal door and gated rear access, accessed off Aylesfords Street.

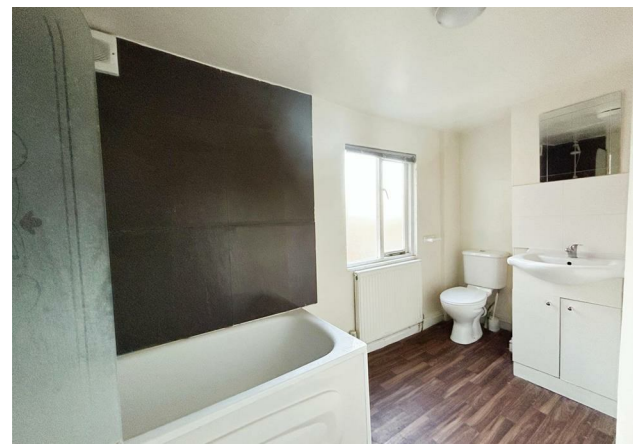
HMO

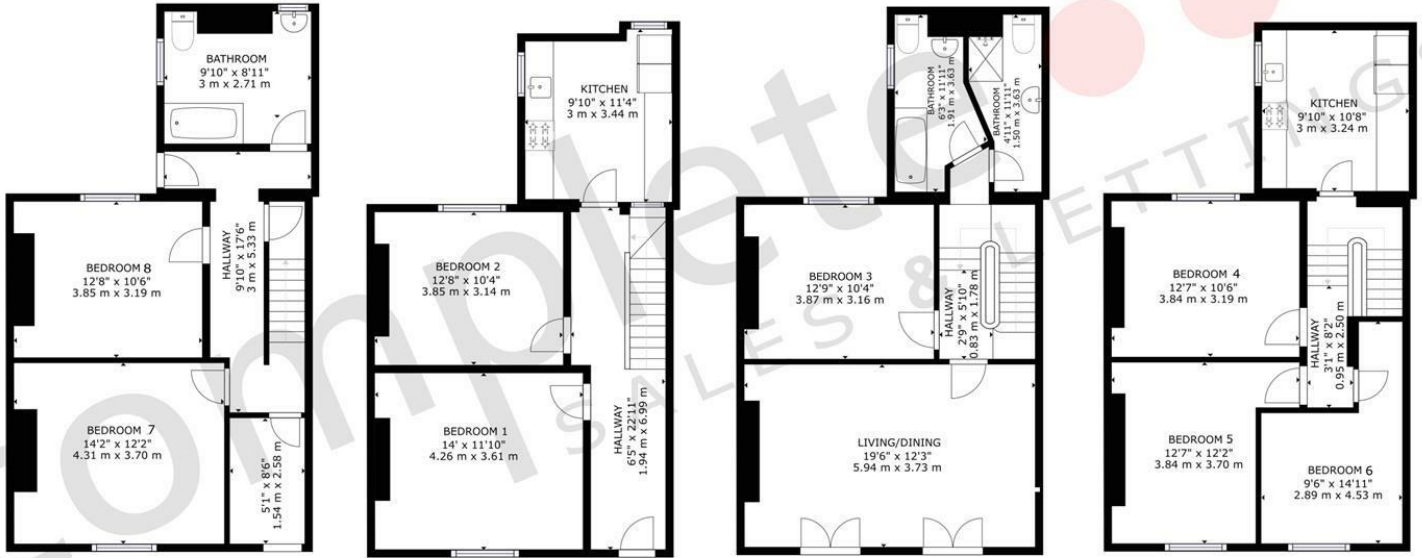
The property is now sold no chain with vacant possession however we've been informed by the vendor in current condition for the last academic year he achieved a rental of £3,600 PCM. With tonnes of potential to maximise this figure with a refurb, split into apartments or extend (subject to planning permission).

Location



Situated just south of Leamington Spa town minutes away from the station. Leamington is well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With a variety of local amenities, doctors, dentist, parks and good local schools like Telford & North Leamington School and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.





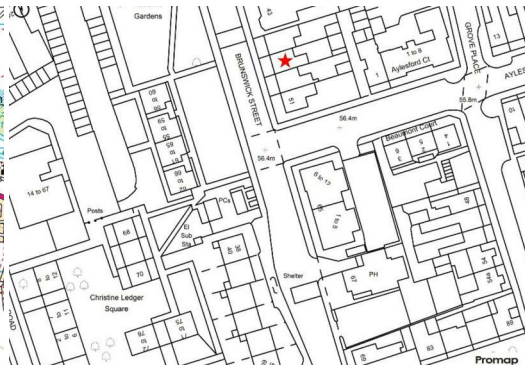
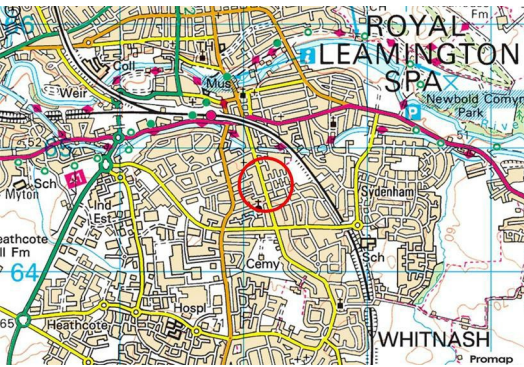
GROSS INTERNAL AREA
 FLOOR 1: 572 sq ft, 53.12 m², FLOOR 2: 554 sq ft, 51.48 m²
 FLOOR 3: 572 sq ft, 53.15 m², FLOOR 4: 560 sq ft, 51.99 m²
TOTAL: 2258 sq ft, 209.74 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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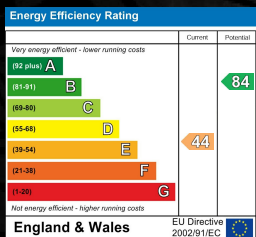


- 8 Bedroom HMO
- Large Living/Dining Room
- All Double Bedrooms
- In Need Of Renovation
- Vacant Possession
- Two Kitchens
- Three Bathrooms
- Leamington Town Centre
- Detached Garage
- Offered No Chain



BRUNSWICK STREET, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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