

1-8 Coach House Mews, Misterton Way, Lutterworth, Leicestershire, LE17 4AQ

HOWKINS &
HARRISON

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Guide Price: £1,400,000

The opportunity has arisen to purchase the ideal lettings portfolio. 1-8 Coach House Mews contains eight, individual properties including four, two bedroom houses and four, one bedroom apartments.

Features

- 8 Individual homes
- Ideal lettings portfolio
- One allocated parking space for each property
- All EPC ratings– B
- Gas central heating
- Ideally situated in Lutterworth Centre
- Fully tenanted
- All properties in good condition



Location

Lutterworth is a pretty market town just seven miles north of Rugby in the Harborough district of Leicestershire. It offers great access to the road network including the M6/A14, M1, M69 and the A5, as well as the Magna Park distribution centre. It is 15 miles south of Leicester and 1 mile from M1 junction 20. The town offers many amenities including an abundance of shops, ranging from independent retailers to national chains, and supermarkets, including Morrisons and Waitrose. There are numerous restaurants, pubs and wine bars and a number of hotels including a traditional coaching inn. The schooling in Lutterworth is very popular and the property is located within walking distance of a number of highly regarded schools including Lutterworth College and Lutterworth High School.



Description

The development was built in 2018 and consist of eight properties, all but one are currently tenanted with monthly rolling tenancy agreements. The properties are currently achieving a combined income of £6000pcm. (£72,000PA) with the scope for increase. Each of the properties come with one parking space to be found in the rear tarmacked carpark. The Mews Houses benefit from a rear garden, while the apartments to the front of the development come with and a small outside area.

At present, the whole development is on one title plan.

Accommodation

The eight properties can be found in good condition throughout. Photos of the vacant property (1 Coach House Mews) can be found above to highlight the quality of finish in the remaining seven properties.

Viewing

Strictly by prior appointment via the selling agents. Contact 01455 559203.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

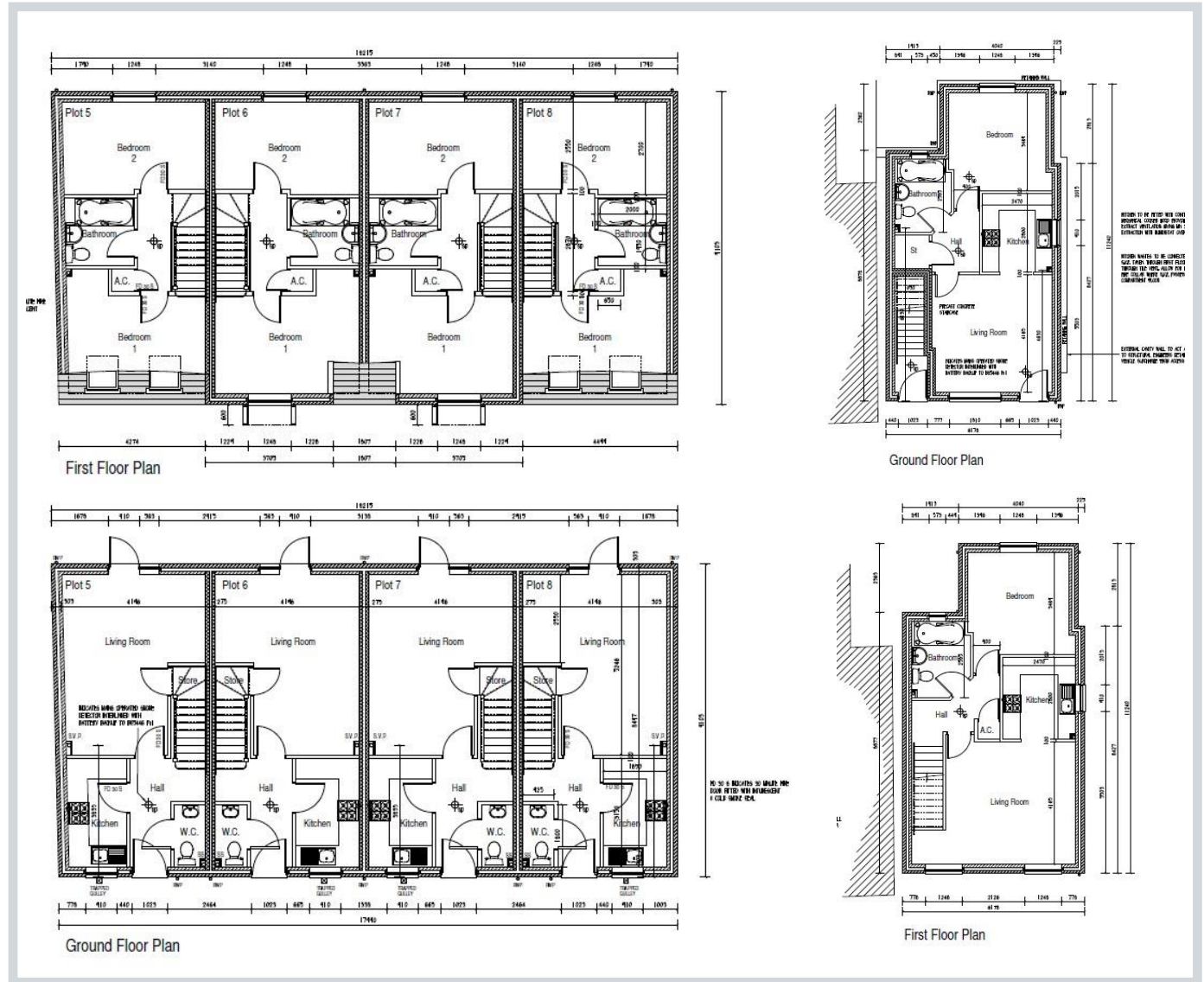
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council 01858 828282.

Council Tax

- 1 Coach House Mews - A
- 2 Coach House Mews - A
- 3 Coach House Mews - A
- 4 Coach House Mews - A
- 5 Coach House Mews - B
- 6 Coach House Mews - B
- 7 Coach House Mews - B
- 8 Coach House Mews - A



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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