



Holyhead Road
Coventry , West Midlands CV1 3AD
Asking Price £675,000



INVESTMENT OPPORTUNITY

The property consists of 9 studio flats with a 10th unconverted room used for storage. When fully occupied the gross rental figure achieved is £5,225PCM. Tenants are responsible for Electric and Council Tax bills.

DETAILS

An operational Section 257 HMO located in the Lower Coundon / City Centre area of Coventry (CV1), which has an Article 4 Direction on HMO's. The property consists of 9 studio rooms and is currently tenanted and offers an investment opportunity with income from the moment the sale completes.

Accommodation comprises of;

GROUND FLOOR

ENTRANCE HALLWAY

Front Door into Entrance Hallway with original tiled floor and stairs up to the first floor. Access to Electrical fuse board. Doors leading to;

STUDIO 1

14'6" x 7'6" (4.42 x 2.30)

Studio 1 has a bay window overlooking the front of the property.

STUDIO 2

13'11" x 11'9" (4.25 x 3.6)

Studio 2 has a window overlooking the rear of the property.

BACK DOOR

Back door leading to the rear garden for access to Studio 4 & Studio 5

STUDIO 3

9'9" x 10'11" (2.98 x 3.34)

Studio 3 has a window overlooking the rear of the property.

STUDIO 4

10'6" x 10'11" (3.21 x 3.34)

Studio 4 has a window overlooking the rear of the property.

STUDIO 5

11'11" x 10'11" (3.65 x 3.34)

Studio 5 has a window overlooking the rear of the property.

FIRST FLOOR

STUDIO 6

20'9" x 11'1" (6.35 x 3.4)

Studio 6 has a window overlooking the rear of the property.

STUDIO 7

14'3" x 11'10" (4.36 x 3.63)

Studio 7 has a window overlooking the rear of the property.

STUDIO 8

14'11" x 13'11" (4.55 x 4.26)

Studio 8 has a bay window overlooking the front of the property.

SECOND FLOOR

STUDIO 9

24'3" x 13'6" (7.4 x 4.14)

Studio 9 with velux windows.

ROOM 10

23'11" x 8'4" (7.29 x 2.55)

Room 10 is currently used as storage.

ENERGY EFFICIENCY RATINGS

Each individual studio has an EPC with ratings as follows;

Flat 1 - D

Flat 2 - D

Flat 3 - D

Flat 4 - C

Flat 5 - C

Flat 6 - D

Flat 7 - D

Flat 8 - D

Flat 9 - C

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

