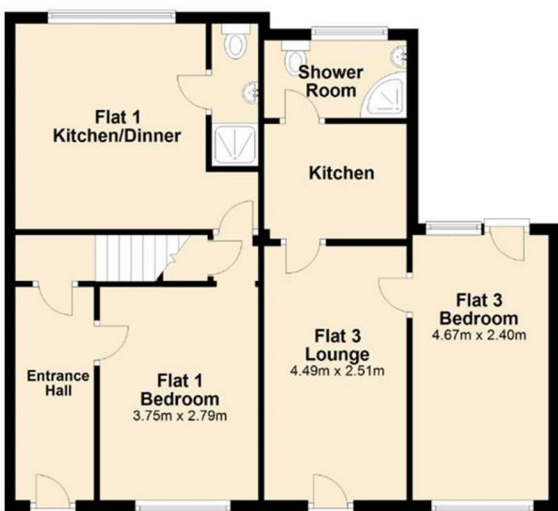


3 Bedroom House - End Terrace
located on Nicholls Street, Coventry
£250,000

UP Estates



Up Estates are proud to bring to market this rare opportunity to purchase three one bedroom flats which are held as a combined freehold which have been converted from an extended three bedroom terraced property. Across the three flats there is a total monthly rental income of £1,798 providing an annual rent of £21,576 offering a strong 8.6% and is being sold with sitting tenants. More details on the tenancies can be provided by Up Estates upon request. The property has a Certificate of lawful use and each property has their own council tax and tracks and pays their own utilities. All three flats have a council tax band of A. EPC ratings for Flat 1 and 2 are D and Flat 3 is an E rating.

Flat one is located on the ground floor and consists of a ground floor bedroom which leads into a living kitchen/diner with a door from here to the shower room. Flat two is located above flat one and is accessed from a staircase that leads to the first floor where there is a lounge, kitchen, bedroom and bathroom. Flat three is on the ground floor and there is a lounge which leads to a bedroom and kitchen with the shower room leading from the kitchen.

Viewing strictly by appointment only.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

£250,000

- Three One Bedroom Flats
- Yield of 8.6%
- Monthly combined rent of £1,798
- Tenants in Situ
- No Upward Chain
- Investment Opportunity

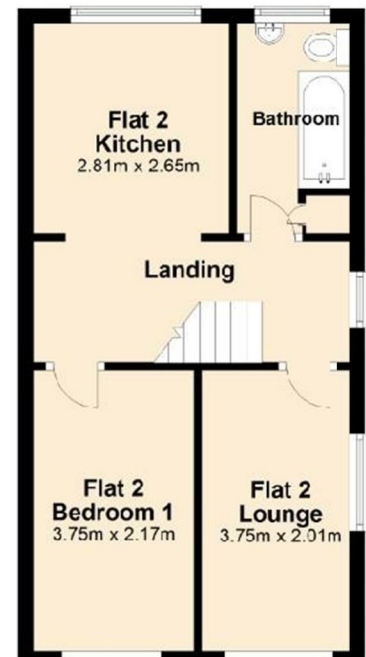
vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

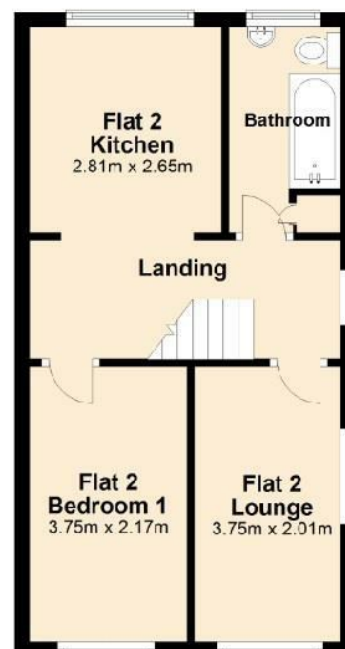
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Nicholls Street, Coventry





CONTACT

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