

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Stonehouse Lane,
Coventry CV3

228275432





PROPERTY DESCRIPTION

Our latest listing is in Stonehouse Lane, Coventry CV3

Rent currently agreed with tenant of **£850** per calendar month which calculates to a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£858** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Stonehouse Lane,
Coventry CV3

228275432

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £850

Market Rent: £858

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£148,000

10% Deposit (£5,000 Minimum) **£14,800**

Buyers Premium **£6,000**

Paid On Accepted Bid **£20,800**

Purchase Balance **£133,200**

SDLT Charge **£7,860**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£142,060**

Your total all in costs would be ~£142,060 after taxes and fees based on a purchase price of £148,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £200,000.



£200,000

2 bedroom flat for sale

The Grange, Gwendolyn Drive, Coventry

CURRENTLY ADVERTISED

Marketed from 9 Aug 2026 by Leadenhall Estates, Colchester

+ Add to report



£175,000

2 bedroom apartment for sale

Witton House, Second Avenue, Coventry, CV3 1HP

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Apr 2026 by Shortland Horne, Coventry

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our lettings team.



£1,250 pcm

2 bedroom apartment

+ Add to report

The Grange, NEW CENTURY PARK, BINLEY, Coventry, CV3

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Nov 2021 to 21 Aug 2026 (1742 days) by Maison Estates Ltd, Coventry



£1,100 pcm

2 bedroom apartment

+ Add to report

Dawson Road, Stoke Aldemoor, Coventry

NO LONGER ADVERTISED

Marketed from 22 Apr 2025 to 5 Aug 2026 (470 days) by M&M Sales Lettings Management, Coventry



Interested in this
property investment?

Call us on
0161 394 2637

Stonehouse Lane, Coventry CV3

PROPERTY ID: 228275432

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.