

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Kensington Road,
Coventry, CV5

225343787





PROPERTY DESCRIPTION

Our latest listing is in Kensington Road, Coventry, CV5

Rent currently agreed with tenant of **£1,425** per calendar month which calculates to a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,425** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to full market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Please read full legal pack for detailed property information.

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



Kensington Road,
Coventry, CV5

225343787

Property Key Features

4 Bedrooms

1 Bathroom

Spacious rooms

Modern kitchen

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

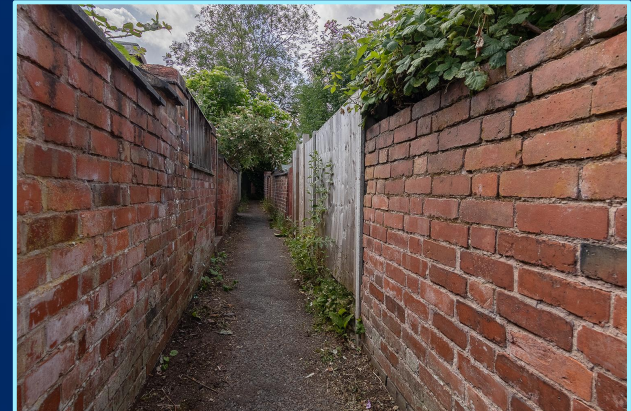
Current Rent: £1,425

Market Rent: £1,425

Exterior



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£276,000

10% Deposit (£5,000 Minimum) **£27,600**

Buyers Premium **£6,000**

Paid On Accepted Bid **£33,600**

Purchase Balance **£248,400**

SDLT Charge **£17,600**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£267,000**

Your total all in costs would be ~£267,000 after taxes and fees based on a purchase price of £276,000. 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 £500,000.

 <p>£500,000</p>	<p>4 bedroom terraced house for sale</p> <p>Coniston Road, Earlsdon, Coventry, CV5</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 10 Feb 2025 to 7 Nov 2025 (270 days) by Purplebricks, covering Coventry</p> <p>Feature Leaded Light Entrance Door Hallway With Coloured Minton Tiles Floor Splendid Sitting ...</p>	<p>+ Add to report</p>
 <p>£480,000</p>	<p>4 bedroom terraced house for sale</p> <p>Myrtle Grove, Earlsdon</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 25 Apr 2024 to 30 Sep 2024 (157 days) by Elizabeth Davenport, Kenilworth</p> <p>HEART OF EARLSDON SENSATIONAL DESIGNER PROPERTY FRONT DRIVEWAY LANDSCAPED, SOUTH FACING REA</p>	<p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,450 based on the analysis carried out by our lettings team.

 <p>£2,450 pcm</p>	<p>4 bedroom terraced house</p> <p>Earlsdon Avenue North, Coventry, CV5</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 9 Feb 2026 to 2 Jun 2026 (113 days) by OpenRent, London</p> <p>No Agent Fees Students Can Enquire Bills Included Property Reference Number: 2589677</p> <p>+ Add to report</p>
 <p>£2,250 pcm</p>	<p>4 bedroom terraced house</p> <p>Broomfield Road, Coventry, CV5</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 26 Nov 2025 to 8 Dec 2025 (11 days) by OpenRent, London</p> <p>No Agent Fees Only Available to Students Property Reference Number: 2706740</p> <p>+ Add to report</p>



Interested in this
property investment?

Call us on
0161 394 2637

Kensington Road, Coventry, CV5

PROPERTY ID: 225343787

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.