



**Dolphin Court
Canley
CV4 8AJ**

- Fully Let & Income Secured until July 2027
- Prime Warwick University Location
- High Weekly Rental Returns
- Modern 2016 Low- Maintenance Build

Asking Price Of £295,000
EPC Rating '84'





Property Description

ABOUT THE PROPERTY

This modern three- storey mid- terraced home, built in 2016 and located close to Warwick University, offers an exceptional turnkey investment in one of the region's strongest student rental markets. The property is already let to students, also with new tenancies secured from July next year, giving investors immediate income stability. A five year HMO licence was granted and this expires March 2026. This investment generates around £2200 pcm.

Its contemporary construction, high- performance glazing and modern finishes throughout help keep maintenance costs low while appealing to student groups seeking quality accommodation. The ground floor features a spacious entrance hall, a modern kitchen with dining area, and a reception room currently used as a guest bedroom with its own en- suite. The first floor provides two generous double bedrooms and a family bathroom. The top floor offers a large double bedroom with private en- suite, a highly desirable feature for students wanting extra privacy. Outside, the property benefits from a well- kept garden



with lawn and convenient side access via a gate, perfect for bike storage and outdoor space that students value.

Situated in a high-demand area with excellent access to campus, transport links and local amenities, this property combines strong rental performance with long-term growth potential. It is an ideal choice for investors seeking a reliable, low-maintenance asset in a consistently popular student market.

Important Note to Purchasers

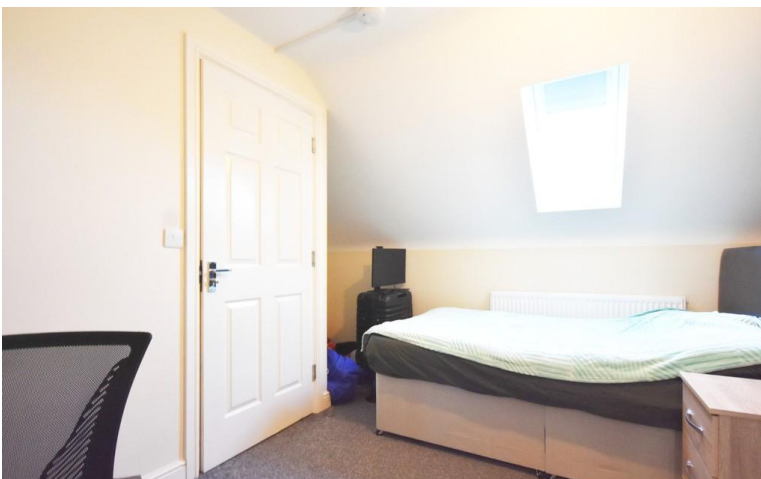
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

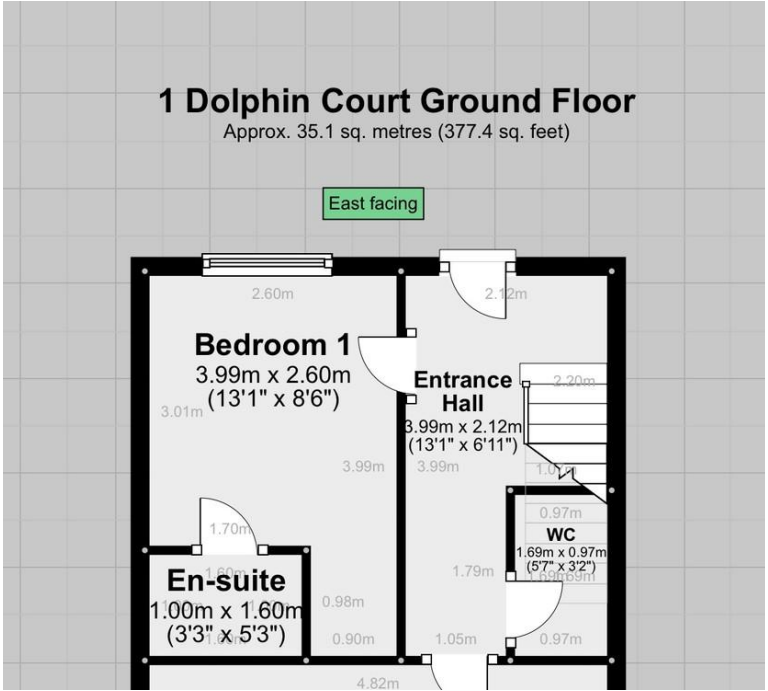
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements