TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Counden Road, Coventry
CV1



229018142

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Counden Road, Coventry CV1

Rent currently agreed with tenant of **£795** per calendar month which calculates to a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.6%** 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...



Counden Road, Coventry
CV1

229018142

Property Key Features

1 Bedroom

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: £795

Market Rent: £1,150

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£160,000

10% Deposit (£5,000 Minimum)	**£16,000**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£22,000**
Purchase Balance	**£144,000**
SDLT Charge	**£8,700**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£153,700**

Your total all in costs would be ~£153,700 after taxes and fees based on a purchase price of £160,000. 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 £285,000.



1 bedroom terraced house for sale

+ Add to report

Stoney Stanton Road, Coventry

CURRENTLY ADVERTISED

Marketed from 25 Jun 2024 by Cloud9 Estates Ltd, Coventry

£285,000



1 bedroom terraced house for sale

+ Add to report

Cumbria Close, Coventry

NO LONGER ADVERTISED SOLD STC

Marketed from 19 May 2026 to 30 Oct 2026 (164 days) by Up Estates, Coventry

£170,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,525 based on the analysis carried out by our lettings team.



1 bedroom house share

+ Add to report

Wedon Close, Coventry, CV4

NO LONGER ADVERTISED

Marketed from 3 Aug 2026 to 5 Oct 2026 (63 days) by Henrys Estate Agents, Coventry

£1,525 pcm



1 bedroom house share

+ Add to report

39 Charter Avenue Coventry, CV4

CURRENTLY ADVERTISED

Marketed from 18 Aug 2026 by Henrys Estate Agents, Coventry

£1,299 pcm

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Counden Road, Coventry CV1

PROPERTY ID: 229018142

Interested in this **property investment?**

Call us on **0161 394 2637**

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.