

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Kensington Road Coventry
CV5 6GJ

225343787





PROPERTY DESCRIPTION

Our latest listing is in Kensington Road
Coventry CV5 6GJ

This property has a potential to rent for **£1,200**
which would provide the investor a Gross Yield
of **5.9%** if the rent was increased to 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.**

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



Kensington Road
Coventry CV5 6GJ

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Property Key Features

4 bedrooms

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,200





Initial Outlay



Figures based on assumed purchase price of £246,000.00 and borrowing of £184,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

246,000.00

25% Deposit	£61,500.00
SDLT Charge	£14,720
Legal Fees	£1,000.00
Total Investment	£77,220.00

Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

Returns Based on Rental Income	£1,200
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£903.75
Monthly Net Income	£296.25
Annual Net Income	£3,555.00
Net Return	4.60%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income
Adjusted To **£1,155.00**

Net Return **1.50%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income
Adjusted To **-£135.00**

Net Return **-0.17%**

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 £250,000.



£250,000

4 bedroom terraced house for sale

[+ Add to report](#)

Broomfield Road, Earlsdon, Coventry

NO LONGER ADVERTISED

Marketed from 16 Dec 2024 to 27 Jan 2026 (406 days) by Shortland Horne, Coventry



£235,000

4 bedroom terraced house for sale

[+ Add to report](#)

Newcombe Road, Coventry, CV5

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Apr 2024 to 16 Apr 2025 (369 days) by Fearn Malone, Coventry

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,345 based on the analysis carried out by our lettings team.



£1,345 pcm

4 bedroom terraced house

Westwood Road, Coventry, CV5

NO LONGER ADVERTISED

Marketed from 21 Feb 2025 to 22 May 2025 (90 days) by OpenRent, London

+ Add to report



£1,250 pcm

4 bedroom terraced house

Kensington Road, Earlsdon, Coventry

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Apr 2026 to 15 Jul 2026 (91 days) by Shortland Horne, Coventry

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **N/A**



Current term of tenancy: **N/A**



Standard Tenancy Agreement In Place:
N/A



Payment history:
N/A



Fully compliant tenancy: **N/A**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this
property investment?

Call us on
0141 478 0985

Kensington Road Coventry CV5 6GJ

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.