



 **3**
Bedrooms

 **3**
Bathrooms





****Attention investors £18,840 pa in rent**HMO* Gross yield of 11.78% or Net yield 9.21% *fully let*** Suttons are proud to offer for sale a three-bedroom terraced HMO located close to Coventry City Centre/University. The property briefly comprises of a shared communal kitchen with appliances; the ground floor has its own private ensuite and kitchenette and private access to the rear garden that backs onto Coventry Canal. To the first floor are two further bedrooms both benefiting from their own kitchenette and ensuite. Landlord covers the bills for the tenants.

Good to know:

The property holds a valid HMO licence, ensuring compliant multi-occupancy use (valid 5-year HMO licence (until 2027))

EICR in the process of being redone, so this will be valid from 2026 to 2031

EPC Rating D (to be renewed in March 2026) Rating is expected to improve due to works done since.

Council Tax Band A

Internal area 58 square meters / 624 square foot.

Modern combi boiler installed 2023 and serviced regularly.

New doubled glazed windows with a 10 year warranty

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Rental income:

Flat 1- (ground floor) - Tenanted - £595pcm / £7,140 pa

Flat 2 - (first floor front) - Tenanted - £495pcm / £5,940 pa

Flat 3 - (first floor rear) - Tenanted - £480pcm / £5,760 pa

=£18,840 pa

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The vendor covers the bills on the property:

Wi-Fi - £255 pa

Gas/electricity -£1790 pa

Water (unmetered) - £451 pa

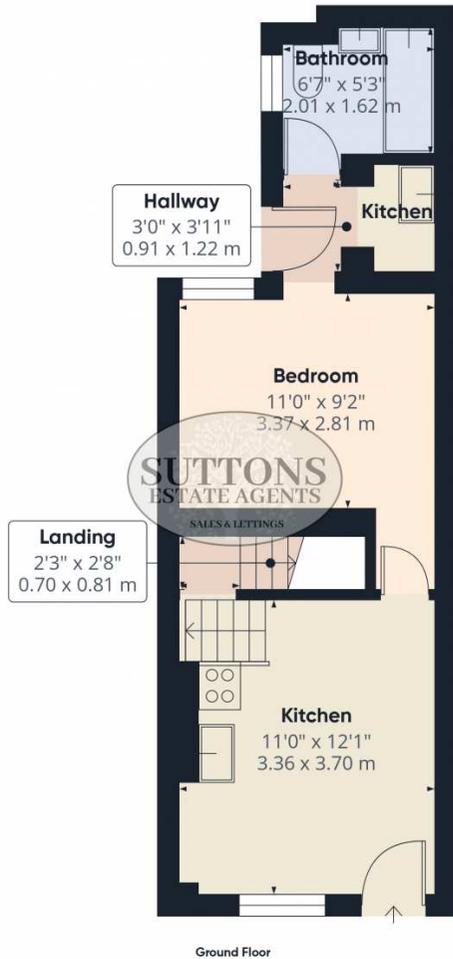
Council Tax - £1,609 pa

=£4,105 pa in expenses

AST has a fair policy clause. The vendor set up the allowance of £60 per month per person for the Utilities over 3 months.

Gross rental yield 11.78% and Net 9.21% - which makes this an excellent investment.

Reason for sale: Landlord retiring.



Approximate total area^m
324 ft²
30.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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