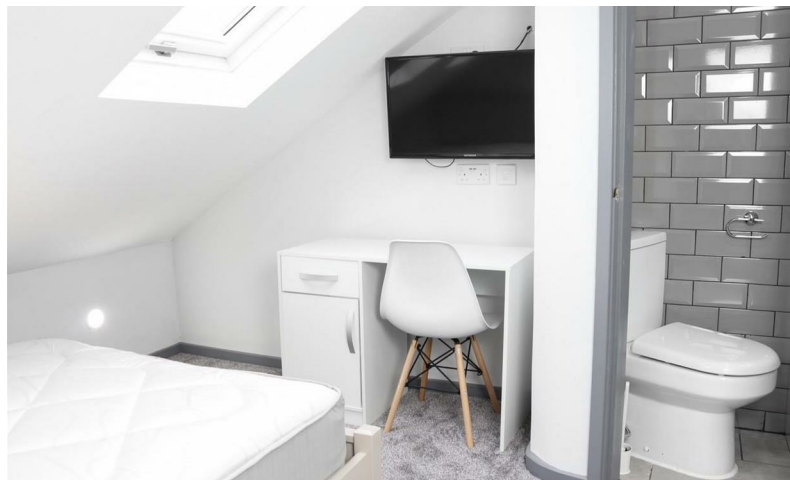
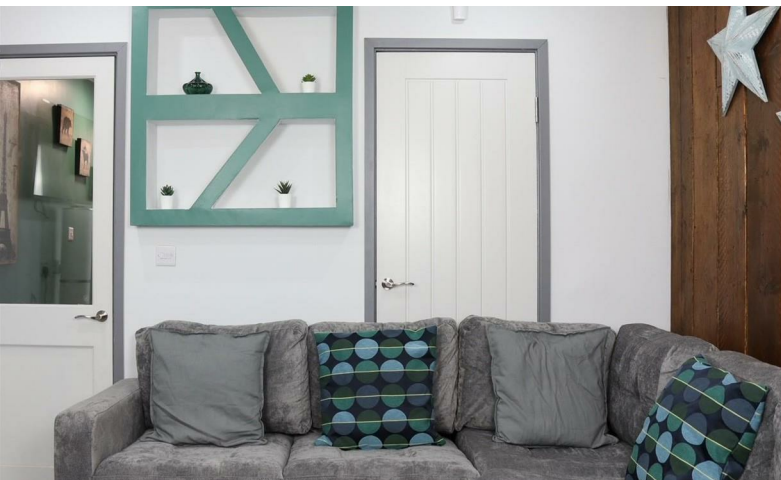




PROPERTY
SERVICES
LIMITED



£300,000

30 Augustus Road, Coventry, Warwickshire, CV1 5BZ

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****HMO INVESTMENT OPPORTUNITY - INSTANT INCOME****

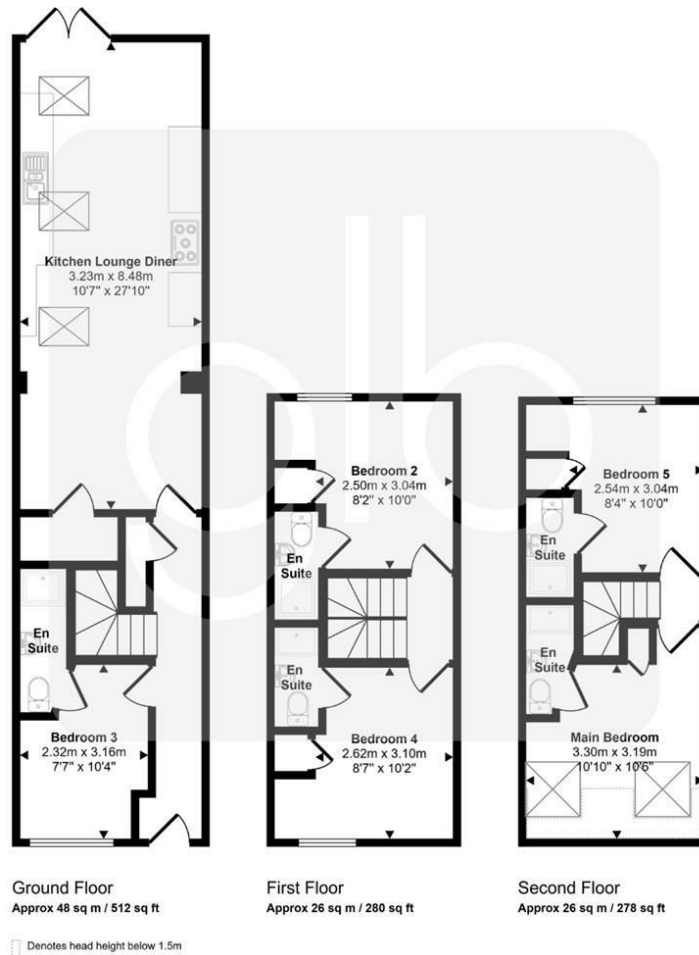
5 Bedroom Luxury En-suite Property Available Ideally Located For Coventry City Centre With A Current Tenancy In Place Until May 2026 (income of £2,350pcm - bills included. Higher Income Is Achievable This Was A long Term Contract For 3 Years.)

The property has been designed for the perfect co-living experience suitable for students, professionals and corporate lets..

* Large open plan kitchen / lounge area including appliances and furnishings

* Each bedroom comes with an en-suite shower room, double bed, built in clothes rail, study area including a desk/chair, shelving & a TV.

Approx Gross Internal Area
99 sq m / 1070 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	