

PROMINENCE
ESTATES

★★★★★

RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

COLCHESTER STREET,

HILLFIELDS, COVENTRY, CV1 5NY

OFFERS OVER
£220,000

COLCHESTER STREET

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PROMINENCE ESTATES

HMO situated within easy walking distance of Coventry city centre, this four bedroom, four bathroom property represents an excellent investment opportunity for landlords looking for an established income producing property in a highly convenient location. The property is currently producing rental income of £2000 per calendar month and benefits from an HMO licence that has recently been renewed for a further five years. Its central location provides excellent access to Coventry city centre, Coventry University, shops, restaurants, entertainment and transport links, making it particularly well positioned for the rental market.

The property provides four bedrooms and four bathrooms, offering the type of accommodation that is particularly suited to professional tenants and students seeking convenient access to the city centre and local educational facilities. Having four bathrooms is a significant benefit and provides tenants with excellent convenience and privacy.

The current rental income of £2000 per calendar month equates to £24,000 per annum, providing a clear established rental income for the incoming investor. The recently renewed HMO licence for a further five years also provides valuable reassurance for a purchaser looking to continue operating the property as an HMO, subject to the licence conditions and relevant regulations.

The location is a major selling point. The property is within walking distance of Coventry city centre, where there is a wide range of shops, supermarkets, cafés, restaurants, bars and leisure facilities. Coventry city centre includes the Lower Precinct, West Orchards and other major shopping areas, providing a comprehensive range of high street retailers and everyday amenities.

The property is also conveniently positioned for Coventry University and the surrounding student population. The central location makes the property particularly attractive for tenants wanting to live close to university facilities, shops, restaurants and the wider city centre.

Transport connections are another major advantage of this location. Pool Meadow Bus Station is situated on Fairfax Street and provides a major bus interchange for Coventry and surrounding areas. Coventry railway station is also readily accessible and provides regular services towards Birmingham, London and other major destinations.

The central location also places a wide range of shops and everyday conveniences within easy reach. There are convenience stores and supermarkets close to the city centre, while the wider shopping area offers major retailers, independent businesses and specialist stores. The city centre also provides a wide choice of restaurants, cafés, nightlife and entertainment venues.

For investors, the combination of four bedrooms, four bathrooms, an established rental income and a recently renewed five year HMO licence makes this a particularly interesting opportunity.

The property's proximity to the city centre and educational facilities provides an attractive proposition for the rental market, while the central location offers tenants convenient access to everyday amenities and transport.

Overall, this is a well positioned four bedroom, four bathroom HMO investment with an established rental income of £1,800 per calendar month and a recently renewed HMO licence valid for a further five years. Its excellent location within walking distance of Coventry city centre, together with convenient access to Coventry University, shops, restaurants and transport links, makes this an appealing opportunity for an investor looking for an established HMO property.

Early viewing is highly recommended to appreciate the location and investment potential this property has to offer.

Kitchen/Living Room 24'0" x 10'6"

Bedroom One 10'8" x 7'3"

En- Suite 5'9" x 6'5"

Bedroom Two 7'5" x 10'7"

En-Suite 2'5" x 6'6"

Bedroom Three 7'11" x 10'7"

En-Suite 2'6" x 7'0"

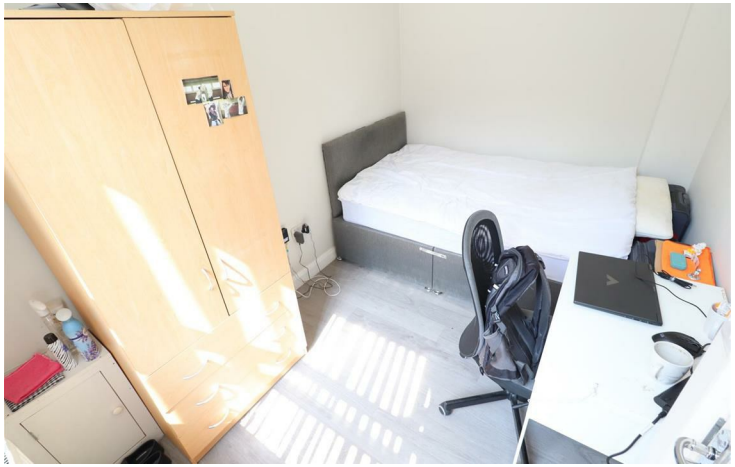
Bedroom Four 10'10" x 10'1"

En-Suite 2'7" x 7'1"

W/C 2'6" x 3'11"

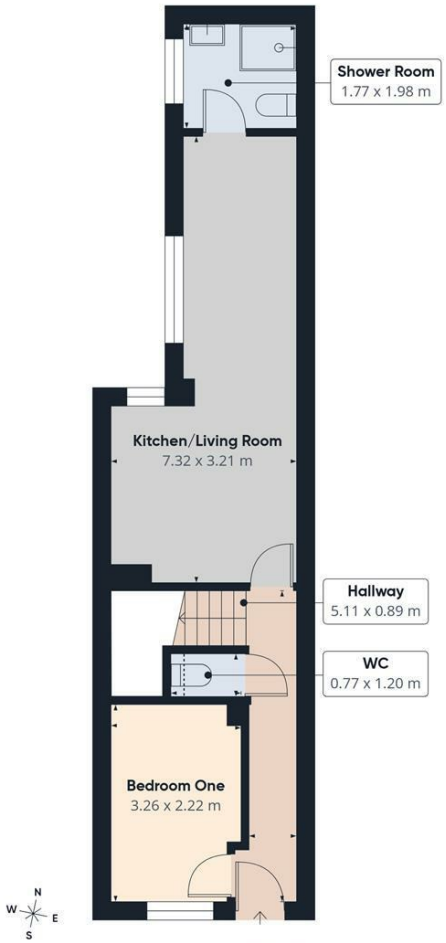


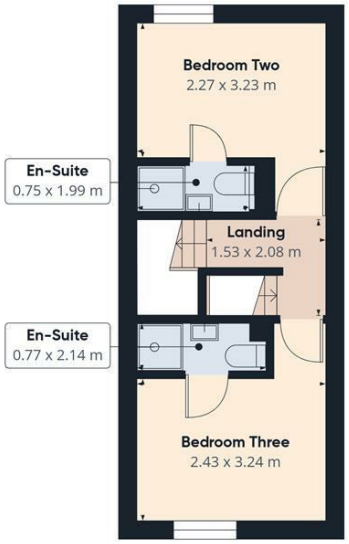


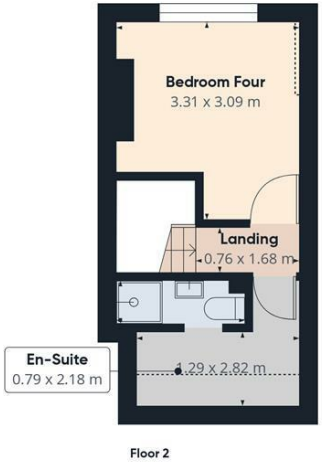




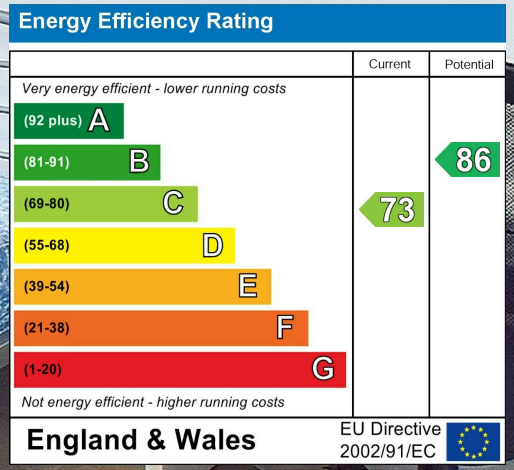












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