

Student Investment, Tenancy Agreed 2019/2020 and Close To Warwick University



1 Langwood Close, Coventry, West Midlands CV4 8HE

Property Highlights

- Student investment close to Warwick University
- Gross rent of £36,400 for next academic year already secured
- Fully refurbished with mainly en-suite facilities
- Potential for rental growth in the coming academic years
- Gross yield of 11.20%



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Location

1 Langwood Close is situated in the Canley area of Coventry City, within 15 minutes walk from Warwick University. The HMO is close to Charterhouse Primary school and is in location very popular for Warwick university students, with a number of properties being converted to HMOs for their use. The property is also in walking distance to Canley railway station giving access to central Birmingham and Coventry and is close to the A45 Fletchamstead Highway that connects Coventry and Birmingham.

Description

The property is a two storey brick construction under a pitched tiled roof. The ground floor has been converted into a kitchen area to the front and two bedrooms with en-suite bathroom to the rear. At first floor level are a further two bedrooms with en-suite and a bedroom with it's own separate bathroom. The Property is fully rented for 2019/20 already with a gross rental of £36,400, which equates to a 11.20% Gross Yield. The property is fully refurbished throughout, with double glazing and a new boiler. The property has an HMO licence and all the relevant certificates are up to date.

Accommodation

Description	Sq Ft	Sq M
Bedroom 1	10.2	109.79
Bedroom 2	9.51	102.37
Kitchen	18.14	195.26
Bedroom 3	10.4	111.95
Bedroom 4	8.89	95.69
Bedroom 5	6.76	72.76
Bathroom	5.8	62.43

Tenure

The property is available freehold and is fully tenanted currently with a contract secured for 2019/20 academic year at £36,400 across a 12 month period.

Services

All mains services are connected.

EPC

Rating of D - 64

Viewing

Strictly by appointment with the agent Bromwich Hardy.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

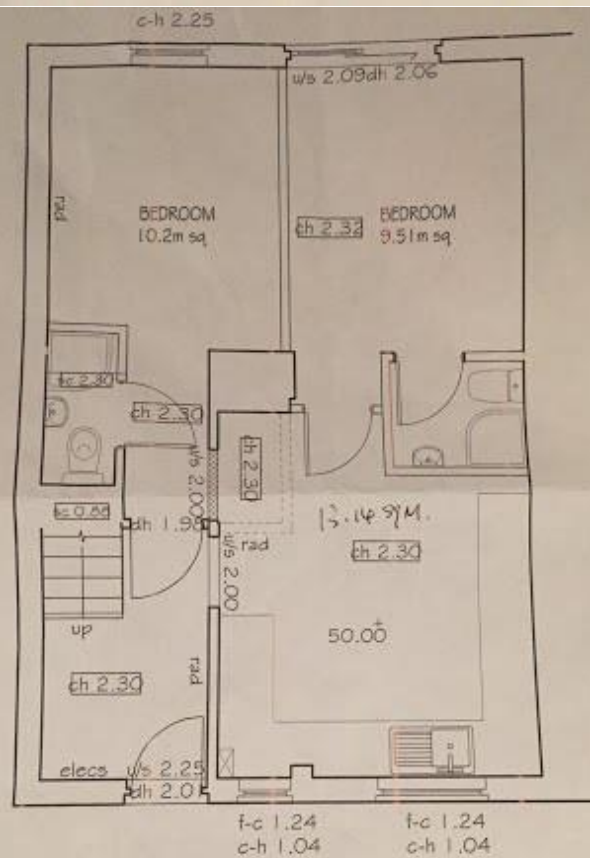




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PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN
OPTION 2

