



Melville Road, Coundon, Coventry CV1 3AN
Offers Over £300,000

archerbassett
LETTINGS AND SALES

A well maintained house conversion that comprises of four self-contained flats all of which are currently tenanted and it is currently producing an annual income of £28,680 with scope to achieve more. The property is currently operating as a licensed HMO and is set on a side street just off the bottom of the Holyhead Road with excellent transport links and is also within walking distance to the City Centre. All of the flats are well presented and come fully furnished to include white goods and are very easily let once they become available. The building is fully double glazed and each apartment has electric heating and externally there is a small fore garden and to the rear there are two private gardens included with the two ground floor flats.

Flat One

Flat one is a well presented one bedroom ground floor flat briefly comprising of open plan living room/fitted kitchen to include built in electric oven/hob, fridge/freezer and washing machine, double bedroom with large mirrored fitted wardrobes and shower room. Other benefits include a well kept, split level paved garden. Current Monthly Rental is £625.00pcm

Flat Two

Flat two is a modern studio apartment and comprises of a living area, fitted kitchen with fridge/ freezer, electric hob/oven & washing machine, and a part tiled shower-room with shower cubicle. Other features include a private paved patio. Current Monthly Rental is £595.00pcm

Flat Three

Flat three is a well-presented one bedroom first floor flat with double glazing and storage heating which benefits from an open plan living area with modern fitted kitchen with oven and hob, washing machine, and fridge/freezer and tiled shower room. Current Monthly Rental is £595.00pcm

Flat Four

Flat four is a one bedroom first floor studio style apartment, with double glazing and storage heating. Comprising of a lounge/bedroom, separate modern fitted kitchen with

oven and hob, washing machine, dishwasher and fridge/freezer and bathroom with white suite, bath and electric shower. Current Monthly Rental is £575.00pcm

Communal Entrance & Areas

From the entrance door there is an entry intercom system for each apartment which leads through to the hallway with flats one and two just off and a staircase up to the first floor landing where flats three and four are situated. The communal areas are well kept and are in good decorative order. ENERGY RATING FOR EACH INDIVIDUAL FLAT IS D, OTHER THAN FLAT 2 WHICH IS AN E.

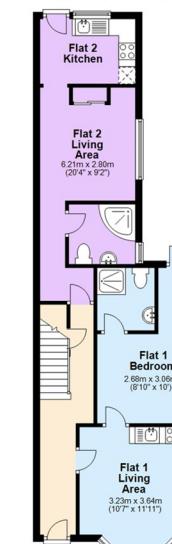
Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

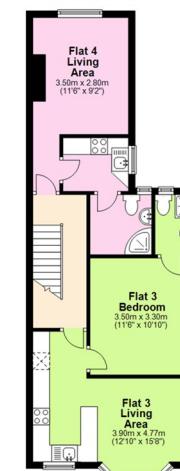
Viewings

Viewings are strictly by appointment only via Archer Bassett.

Ground Floor
Approx 59.2 sq metres (637.6 sq feet)



First Floor
Approx 54.3 sq metres (584.6 sq feet)

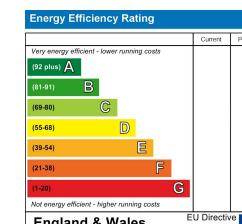


Total area: approx. 113.5 sq. metres (1221.6 sq. feet)
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentations.
Plan produced using Planit.



DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk