



**98 Kingsland Avenue, Coventry**  
Coventry

 **RDR DASSAUR**

**£225,000**





## 98 Kingsland Avenue

Coventry, Coventry

Prime 4 bed mid terrace property in optimal location. Immediate returns and HMO qualification! Spacious interiors, four double bedrooms, and modern comforts. Prime student locale with rental increase potential. Versatile as a family home.

Council Tax band: B

Tenure: Freehold

- **\*\*A fantastic opportunity for investors seeking high returns\*\***
- 4 Bedrooms
- **\*\*HMO qualified\*\***
- Sought after Chapelfields location.
- Let for the 24/25 academic year with a gross rent of £26,868 per annum.
- Impressive annual yield of over 11%!
- Two shower rooms
- Contemporary decor and condition throughout, attracting high quality tenants.
- Efficient central heating and UPVC double glazing for comfort and energy efficiency
- Strategically located for students attending Warwick & Coventry University



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**Immediate Returns:** With a secure tenancy agreement already in place, new investors can seamlessly step into a profitable venture. Begin generating income from day one.

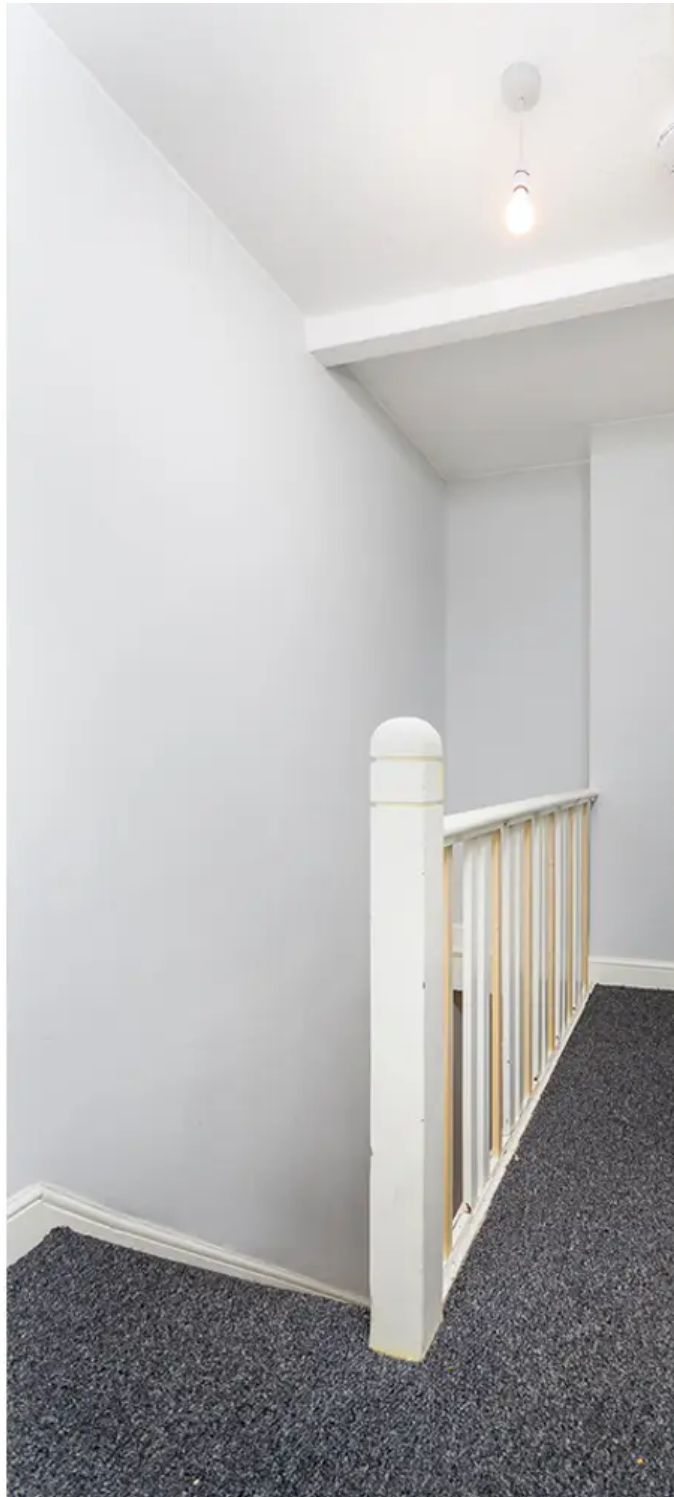
**HMO qualified:** Designed to meet HMO guidelines and has HMO License in place, providing a secure and lucrative investment opportunity.

**Spacious Interiors:** The ground floor features a generous hallway with ample storage, a delightful double bedroom with a bay window, and a contemporary open-plan kitchen-living area. The kitchen boasts ceramic tile flooring, modern grey units, stainless steel appliances, and a comfortable lounge area with UPVC French doors leading to the rear garden.

**Four Double Bedrooms:** Expertly remodelled to offer four double bedrooms, meeting the demands of today's tenants and aligning with HMO standards.

**Modern Comforts:** Benefit from modern central heating, UPVC double glazing throughout, and low-maintenance front and rear gardens, ensuring a hassle-free investment.





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**Rooms:** The first floor provides three additional double bedrooms, each tastefully decorated, and two modern shower rooms featuring white ash basins, W/Cs, and shower cubicles.

**Prime Location:** Situated in a highly sought-after student locale, this property offers proximity to both Warwick and Coventry Universities, enhancing its attractiveness to students.

**Current Status (2024):**

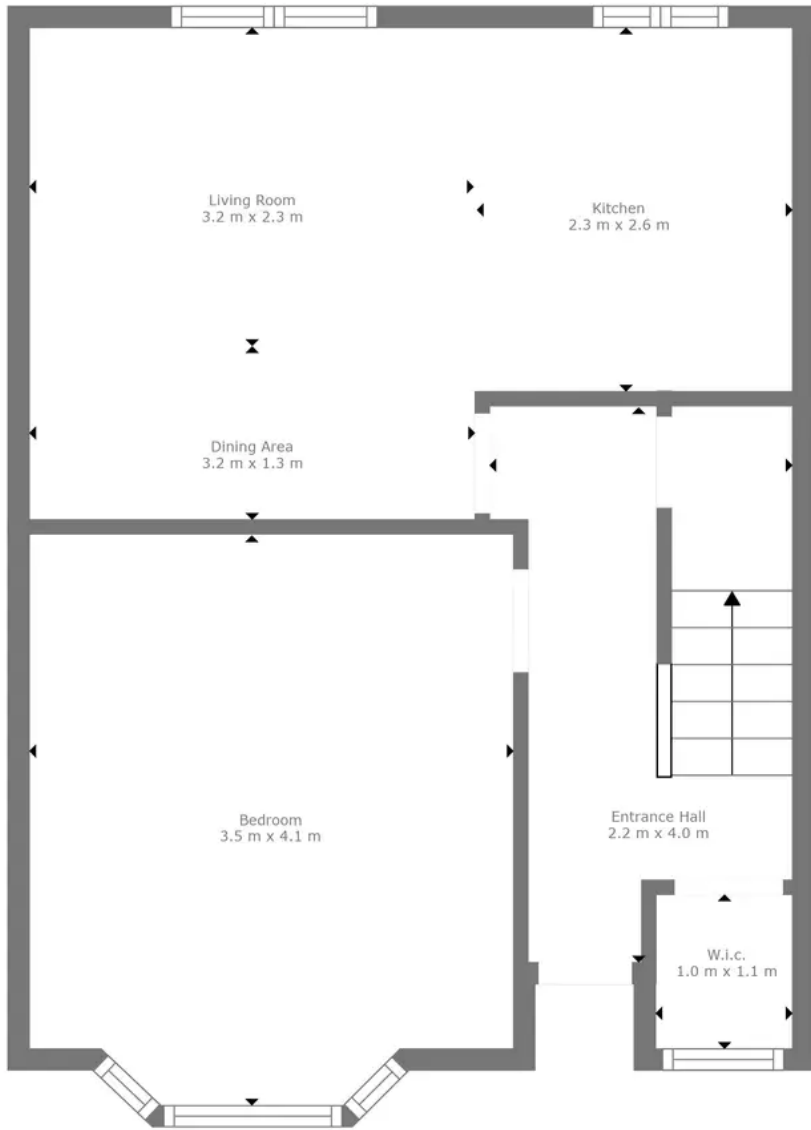
**Rental Increase:** Currently leased at £2,080 per month to four students, the property's rent will rise to £2,239 p.c.m. from July 1, 2024, promising enhanced returns.

**Family Home Potential:** Beyond its appeal to the student market, this property holds the potential to be an excellent family home, enhancing its versatility for a broad range of prospective occupants.

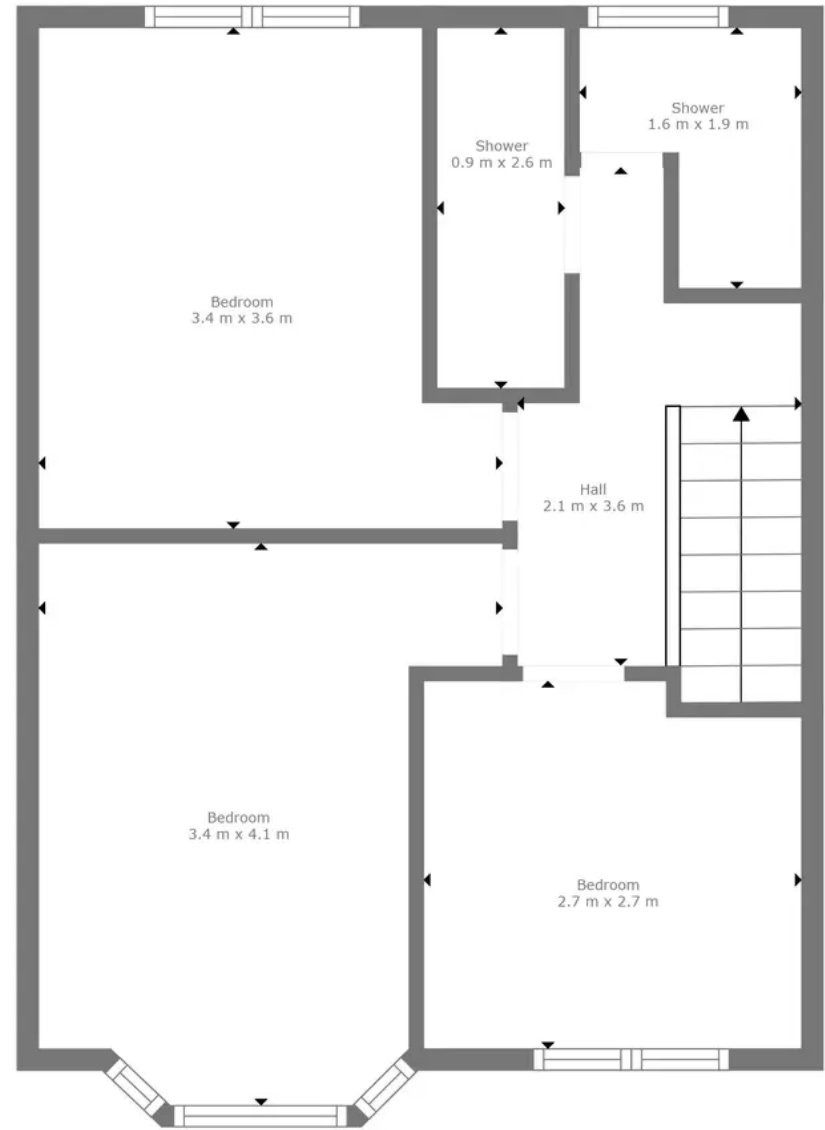
**Seize the opportunity to invest in a prime property that seamlessly combines contemporary comfort with an optimal location for maximum returns. Act now to secure your place in the thriving Warwick and Coventry property market.**







Floor 1



Floor 2



**TOTAL: 82 m2**  
 Below Ground: 41 m2, FLOOR 2: 41 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.





## RDR Dassaur estate agents

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