

**LOT  
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**60 - 62 Radford Road, Radford, Coventry, CV1 4BY**

**\*Guide Price: £600,000 - £700,000**



#### DESCRIPTION

Unique investment opportunity, part tenanted. Detached property comprising 6 apartments each containing 4 ensuite rooms, and communal living/kitchen area. Fully let potential rent payable, based on current occupation, is £144,000 p.a. Currently there are 3 rooms let in Apartment 4, the remainder of the building is vacant.

#### LOCATION

The property is located at the City Centre end of the Radford Road opposite Barrs Hill School.

#### ACCOMMODATION

##### GROUND FLOOR

Hallway

Flat 1: Room 1, Room 2, Room 3, Room 4, Kitchen.

Flat 2: Room 1, Room 2, Room 3, Room 4, Kitchen.

##### FIRST FLOOR

Flat 3: Room 1, Room 2, Room 3, Room 4, Kitchen.

Flat 4: Room 1, Room 2, Room 3, Room 4, Kitchen.

##### SECOND FLOOR

Flat 5: Room 1, Room 2, Room 3, Room 4, Kitchen.

Flat 6: Room 1, Room 2, Room 3, Room 4, Kitchen.

##### OUTSIDE

Paved area to the front and parking area to the rear.



#### TENURE

Freehold subject to tenancies.

#### TENANCIES

Apartment 4:

Room 1 - £500 p.c.m. (24/9/18 - 30/6/19)

Room 2 - £500 p.c.m. (24/9/18 - 30/6/19)

Room 3 - £500 p.c.m. (1/7/18 - 31/8/19)

#### EPC RATING

Flat 1: C Flat 2: C Flat 3: B

Flat 4: B Flat 5: C Flat 6: B

#### ADDITIONAL COSTS

Administration Fee £975 (£812.50 plus VAT)

Please see the legal pack for any further costs.

