



PROPERTY  
SERVICES  
LIMITED



## 80 Broomfield Road , Coventry, CV5 6JZ

Asking Price £550,000



Fantastic Opportunity To Buy This Stunning HMO In The Ever So Popular Area Of Earlsdon - 6 Lux-Suites Fully Occupied With An Income Of £4,660.00 per month (monthly running costs are £643.00).

This Perfect Co-Living Property Was Newly Developed Last Year, so everything is still fully pristine and furnished to a high standard throughout to ensure consistent quality tenants (appliances and all furnishings are included in the sale of the property).

The property comprises of the following,

\* Entrance hallway

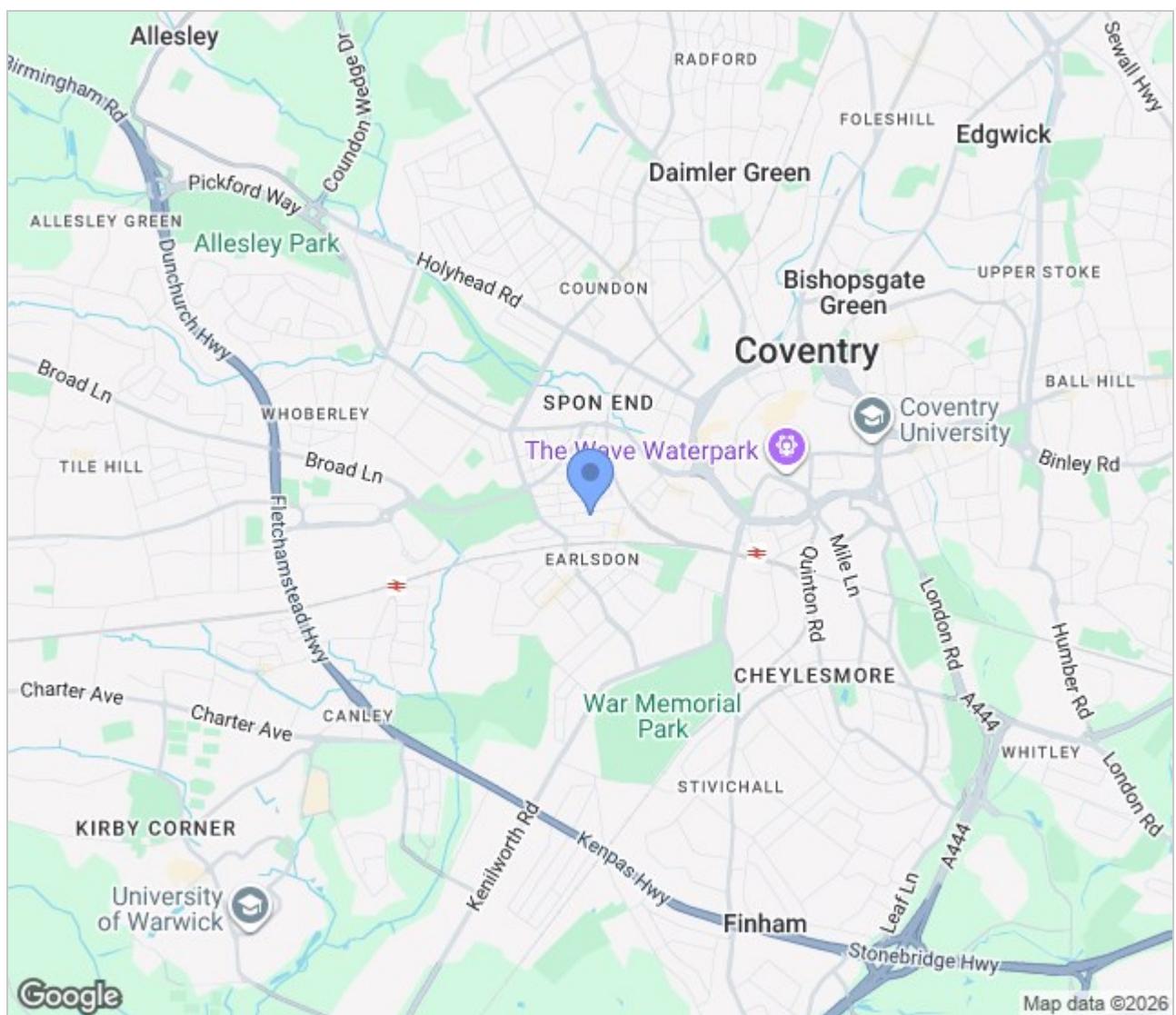
\* Large open plan kitchen living area including integrated hob/oven, wooden flooring and sky lights to ensure a spacious, light and airy feeling throughout.

\* Each Lux-suite contains a kitchenette which includes a micro-oven, counter fridge, sink, worktop and cupboard space), a modern en-suite shower room, wooden flooring, built in mirrored wardrobes and fully furnished to a high standard throughout making these suites ideal for single occupancy.

\* There is a medium sized garden to the rear of the property.



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus)  | <b>A</b>                |         |           |
| (81-91)  | <b>B</b>                |         |           |
| (69-80)  | <b>C</b>                |         |           |
| (55-68)  | <b>D</b>                |         |           |
| (39-54)  | <b>E</b>                |         |           |
| (21-38)  | <b>F</b>                |         |           |
| (1-20)   | <b>G</b>                |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |         |           |
| (92 plus)   | <b>A</b>                |         |           |
| (81-91)   | <b>B</b>                |         |           |
| (69-80)   | <b>C</b>                |         |           |
| (55-68)   | <b>D</b>                |         |           |
| (39-54)   | <b>E</b>                |         |           |
| (21-38)   | <b>F</b>                |         |           |
| (1-20)  | <b>G</b>                |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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