

For Sale

£925,000
for the Freehold

5 Flats with 15 En-suite Bedrooms In Desireable Residential Location

4,300 Sq Ft (399.47 Sq M)



Hawkins Court, 11 Hawkins Road, Coventry,
West Midlands CV5 6HZ

Property Highlights

- Virtual Walkaround - <https://my.matterport.com/show/?m=HkpygiYXypD>
- 15 En- suite bedrooms, fully fitted
- Existing fixtures and fittings can be included in the sale
- Fully fitted kitchen with extended lounge in each flat
- All flats and rooms individually secure



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Location

Situated on Hawkins Road in the Earlsdon area of Coventry City, the 5 flats are currently leased to Coventry University, but a surrender of the existing lease has been agreed giving vacant possession on purchase completion. The flats are however suitably situated for both Coventry and Warwick Universities, or for use as pure residential subject to gaining HMO approval. Earlsdon is the most affluent area of Coventry City and has easy access to the City Centre, as well as the A45 which connects to numerous motorways and provides access to Birmingham interantional Airport.

Description

The available building was constructed in 2011 and is of brick construction with a pitched tiled roof. Built into 5 seperate flats, 2 at ground, 2 at first and 1 at second floor, in total it encompasses 15 en-suite bedrooms with a kitchen and living room area in each flat. The building is heated by gas fired central heating systems, there are also solar panels fitted tot he roof of the building. To date the building has been utilised under a lease by Coventry University for student accommodation. Externally there is parking for 8 vehicles to the rear of the property and potential for this area to be securely gated, there is also 2 bike rak in this area currently.

Accommodation

Description	Sq Ft	Sq M
Flat 1	43.84	472
Flat 2	61.64	664
Flat 3	93.93	1011
Flat 4	49.74	535
Flat 5	66.29	714
Total	4,300	399.47

Tenure

Freehold under title WK102404

Services

All mains services are connected.

EPC

Flats 1 - 5 all having EPC Ratings of C

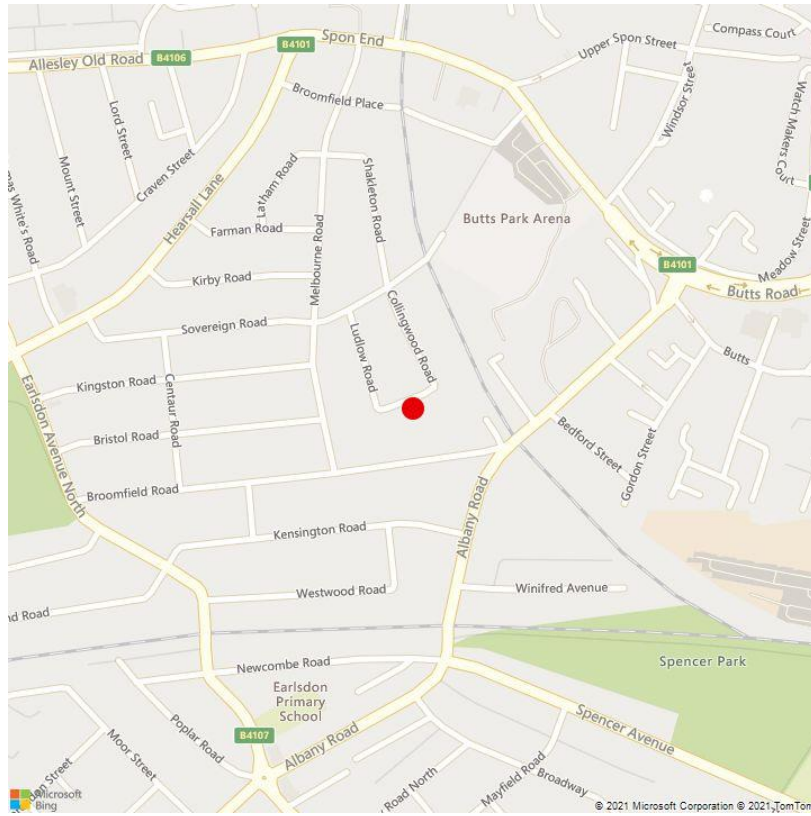
Viewing

Strictly by appointment with the agent Bromwich Hardy.

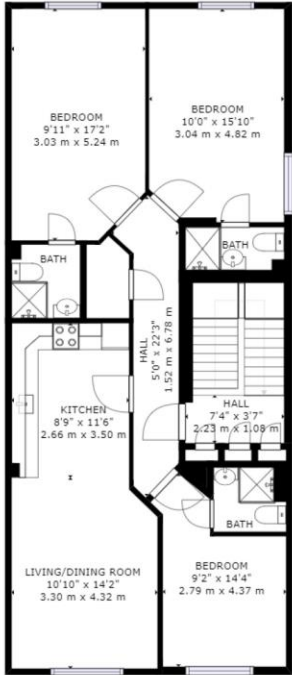
Legal Costs

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

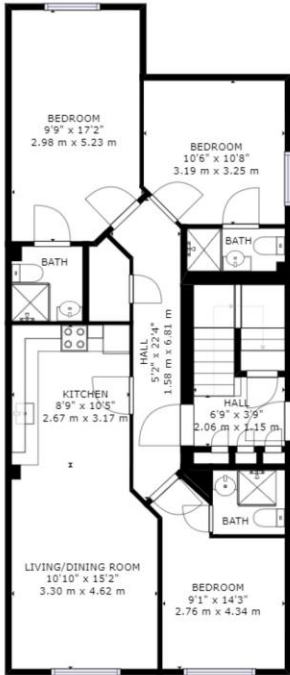




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FLOOR 3



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 1466 sq. ft, 136 m², FLOOR 2: 1841 sq. ft, 171 m²
 FLOOR 3: 993 sq. ft, 92 m²
 TOTAL: 4300 sq. ft, 399 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.