

FOR SALE

HIGH QUALITY STUDENT FLAT

9 Bedrooms, kitchen/lounge/diner, bathroom, shower room & toilet

39a Warwick Street

Leamington Spa, CV32 5JX



- Premium Student accommodation in highly desirable Town Centre location with shops, pubs, bars and clubs within walking distance
- 9 Bedrooms let at £34,650 until July 2011 on a single Assured Shorthold Tenancy to Warwick University students
- Regular university bus service in close proximity ensures ideal student property
- Benefitting from an HMO licence and student accreditation in the process of being obtained



Midland Assured
www.midlandassured.co.uk



39a Warwick Street

Location

Warwick Street is one of the three main roads that make up Leamington Spa's town centre, and the property is within 75m of The Parade which is Leamington's main street in the heart of the town. The location is ideal for students as it is in close proximity to:

- Shopping and food stores
- Pubs and clubs
- Road and rail links, with a regular university bus service running from The Parade

Description

The property comprises a period mid-terrace five storey building of brick construction with a painted render front elevation. During 2009 the building was comprehensively refurbished creating a retail unit which has recently been sold and high quality student accommodation in the upper parts accessed separately, directly from Warwick Street.

Accommodation

The accommodation, which is in excellent condition throughout, comprises 9 bedrooms, a large open plan living/dining/kitchen area with a fully fitted kitchen and white goods. It also benefits from a bathroom, separate shower room with WC and additional WC. All of the student rooms are hard wired for broadband and the flat also has a mains driven fire alarm and an HMO licence. There is a bin and bicycle store at the rear of the property, accessed from the courtyard for 39B & C for the use of the occupiers of this flat. An application for student accreditation is in the process of being submitted.

Rent

This ready made investment property offers an excellent rate of return. From 1st September 2010 – 31st July 2011 all 9 bedrooms have been occupied at £3,150 pcm for the 11 month period, making the total rent receivable £34,650 per annum from 1st September 2010. The landlord holds one month's rent deposit from each of the students and the tenancy agreement is guaranteed by one of the parents of each of the students, joint and severally.



Looking forwards at the next academic year and the next rental period, demand for this type of property is at a premium, and if instructed Tara & Co would expect to rent the property right at the start of the marketing period.

Price

On application.

Value

For further information about 39a Warwick St, or to arrange a viewing, please contact the sales agents:



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tara&co

Note: These brief particulars are intended as a convenient guide to supplement an inspection or survey only. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information from others. Accordingly there shall be no liability as a result of any error or omission in the particulars or any information given. Subject to contract. November 2010.

