

HMO INVESTMENT OPPORTUNITY

Perfectly positioned
just moments from the
University of Warwick

1,668 sq ft
(154.9 sq m)



14 Charter Avenue
Coventry
CV4 8GE

BROMWICH
ARDY
024 7630 8900
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A RARE OPPORTUNITY TO ACQUIRE A FULLY LET LICENSED HMO

Ideally located for students attending the University of Warwick. Situated on Charter Avenue, one of the main routes through Canley, this well-presented property offers a turn-key investment with consistent rental income and minimal voids.

The property is currently fully let to student tenants for the academic year, providing immediate returns and a strong history of full occupancy. Its prime location offers direct access to the University of Warwick campus, as well as nearby shops, supermarkets, bus routes, and other local amenities. Coventry city centre and main transport links, including the A45, are also within easy reach.

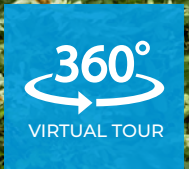
INVESTMENT SUMMARY

- 8 Bed HMO with Modern Communal Areas
- Fully Let with Established Student Tenants from 01/08/2025
- Prime Student Location - Proximate to Warwick University
- Licensed and Compliant HMO
- Attractive Initial Yield of 9.32% at £510,000

Offers in
Excess of
£510,000

Initial
Yield
9.32%

Current
Rental Income
£47,520 p.a.



THE PROPERTY IS CURRENTLY FULLY LET TO STUDENT TENANTS

The accommodation is arranged over three floors and includes eight spacious bedrooms, a modern fitted kitchen, and well-maintained communal and bathroom facilities, designed for student convenience and straight forward ongoing management.

1,668 sq ft
Area (N.I.A)

8
Bedrooms

3
Floors

3
Bathrooms

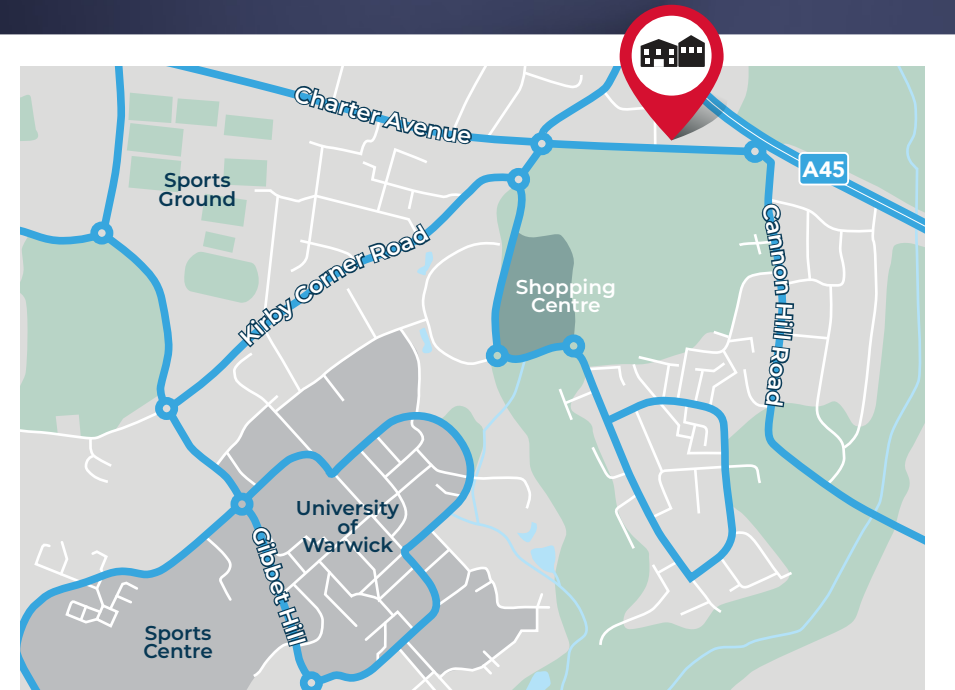
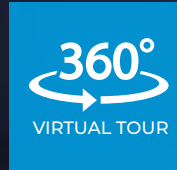


PERFECTLY POSITIONED JUST MOMENTS FROM THE UNIVERSITY OF WARWICK

14 Charter Avenue is perfectly positioned in the highly desirable Canley area, just moments from the University of Warwick and offering convenient access to Coventry city centre. This well-connected and established location combines the benefits of suburban tranquillity with excellent transport and amenity links, making it a top choice for investors.

Transport connectivity is excellent, with close proximity to the A45, easy access to the M6 and M69, and Coventry Railway Station providing direct links to London and Birmingham. Birmingham Airport is approximately 10 - 11 miles away, further boosting the property's strategic appeal.

The surrounding area is well-equipped with local shops, supermarkets, green spaces, and regular bus services, all of which make it particularly attractive to students. The University of Warwick is just a short distance away, ensuring strong ongoing demand for rental accommodation.



14 Charter Avenue
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grand.grit.clouds

Coventry City
Centre

4.2 miles

University
Campus

0.8 miles

Birmingham
Airport

9.8 miles

Coventry
Station

2.9 miles

Whether you're seeking a high-yield investment, a long-term student HMO, or considering future redevelopment potential (STPP), 14 Charter Avenue presents an excellent opportunity in a proven, high-demand location.

FURTHER INFORMATION

TENURE

Freehold under Land Registry
Title number WM737313.

TENANCY

The property is let under a single AST agreement to 8 individuals for a fixed term of 365 days from 1st August 2025. The current rent is £47,520 per annum.

The Landlord is responsible for Gas, Electricity, Water and Internet. Tenants are responsible for Council Tax where they are not exempt as students.

All tenants currently study at the University of Warwick. A rent deposit of £4,320 has been lodged and each occupier has provided a guarantor.

EPC

The property has EPC rating C. A copy of the certificates can be provided upon request.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2025

VAT

We are advised that the property is not registered for VAT (Value Added Tax.).

LEGAL COSTS

Each party to pay its own legal costs in this transaction.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.



VIEWING

By appointment through the sole agent.



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