

## DEAL SUMMARY

### Headline Details



252 Charter Avenue, CV4 8DZ



8 Double bedroom all ensuite HMO



8 Bed all ensuite HMO



155sqm



C4 Sui generis



**Rent to HMO**

### Property



252 Charter Avenue, CV4 8DZ  
£5,287 pcm £1,220 pm

[https://www.rightmove.co.uk/properties/164397287#/?channel=STU\\_LET](https://www.rightmove.co.uk/properties/164397287#/?channel=STU_LET)

### Headline Deal Figures



Rent

**£3,800.00**



Bills

**£4,585.00**



Deposit

**£5,700.00**



Total income per mnth

**£5,400.00**



Refurb, furnishing, staging

**£1000.00**



Profit per mnth

**£815.00**



Rent per room

**£675.00**



ROI

**145.97%**

### Deal Summary

This is a Rent-to-Rent HMO deal for a fully licensed 8-bedroom all-ensuite property in Coventry (252 Charter Avenue, CV4 8DZ). Already operating as an HMO and falls within an Article 4 area, but full planning permission for its current use was granted in 2018. The plan is to continue running the property as a high-quality, fully let HMO under a 3-year lease with a 12-month break clause.

Minimal refurbishment and staging required, mainly cosmetic touch-ups, new bedding, and kitchen inventory. With an average room rent of £675 its projected to generate £5,400 in gross monthly income, a monthly profit of £815 and a strong ROI of 145.97%. Located near the University of Warwick, hospitals, and transport links, this deal benefits from consistently high rental demand and limited local supply of ensuite HMO rooms, making it a low-risk, high-return investment for steady cash flow.

## PROPERTY DETAILS

Property Address:

252 Charter Avenue, CV4 8DZ

URL Link to Property:

[https://www.rightmove.co.uk/properties/164397287#/?channel=STU\\_LET](https://www.rightmove.co.uk/properties/164397287#/?channel=STU_LET)

Property Type:

8 Bed all ensuite HMO

Classification:

C4 Sui generis

Bedrooms:

8 Double bedroom all ensuite HMO

Internal Area:

155sqm

Property Usage:

**BRRR to HMO**



252 Charter Avenue, CV4 8DZ

£5,287 pcm £1,220 pw



## FINANCIAL BREAKDOWN

Money Invested			Expenses		
Deposit / Up Front Rent		£5,700.00	Rental payments	Monthly	£3,800.00
Refurbishment costs		£1,000.00	Management	0%	£0.00
Any other costs		£0.00	Maintenance	5%	£190.00
			Council Tax		£135.00
			Utility bills		£460.00
Total Money in		£6,700.00	Total Expenses		£4,585.00
Income Gross			Cash Flow		
Room Rates	Monthly	£675.00	Monthly Income		£5,400.00
Number of rooms		8	Monthly Expenses		£4,585.00
Total per month		£5,400.00	Profit Monthly		£815.00
Total Per Annum		£64,800.00	Profit Annual		£9,780.00
<b>Return on Investment</b>		<b>145.97%</b>			

## REFURB & FURNISHING BREAKDOWN

### Refurb Summary

The property is structurally sound and well-suited for conversion into high-quality serviced accommodation. While it does not require major structural work, it does need a targeted internal refurbishment to bring it in line with local standards and boost its overall appeal and valuation. The planned works focus on modernising key areas, enhancing aesthetics, and ensuring safety compliance.

To include touching up paint work and feature walls in bedrooms as required in property

### Refurb Quotation



Add picture of refurb quotation  
received OR completed detail on next  
page

**Refurb Quotation**

Total Estimated Cost £500

**Initial Rip-Out & Preparation**

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**External Works**

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**Joinery Works**

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**Electrical Works**

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**Plumbing & Heating**

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**Roofing Repairs**

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**Kitchen Installation**

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**Bathroom Installation**

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**Decoration**

£500

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**Flooring (Carpet & Bathroom Tile)**

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**Certificates**

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**Anything else**

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## INITIAL SETUP COSTS

**Deposit:**

£5700.00

**Upfront Rent:**

£3,800

**Refurb:**

£500

include touching up paint work and feature walls in bedrooms as required in property

**Furnishing & Staging:**

£500

TV for kitchen living area. Replacement of missing kitchen items, new bedding where required.

## UTILITY BREAKDOWN

**Council Tax:**

£135

**Band:**

A

**Electricity:**

£280

**Water:**

£120

**Internet & TV:**

£40

**Cleaning:**

£40

per month for communal areas (covered by monthly maintenance)

## FLOOR PLANS & ROOM SIZES

### Statement

“All rooms meet the minimum requirement and have been signed off by the council under the current HMO license”

**AGREE**

### If 'Disagree' notes:



## COMPARABLES & MARKET EVIDENCE

### Rental Comparables

Rental demand for high-quality HMO accommodation in the CV4 8DZ area remains consistently strong, particularly among professionals, hospital staff, and university employees. The area benefits from its proximity to key employment hubs, the University of Warwick, and strong public transport links, making it highly desirable for tenants seeking well-maintained, all-inclusive rooms with flexible terms.

Within a ¼ mile radius, the availability of premium HMO rooms is relatively limited, which supports strong rental values and helps ensure minimal void periods.

Based on recent market research, current average monthly room rates in the CV4 8DZ area are approximately:

- £650–£700 for a double ensuite room
- £500–£550 for a single room (non-ensuite)

Using conservative but realistic figures of £675 for the double ensuite rooms and £500 for the single, the property has the potential to generate a gross monthly income of £2,525, or £30,300 annually. Comparable HMOs in the CV4 postcode with similar layouts and modern finishes are achieving high occupancy rates and strong rents. Feedback from local letting agents confirms that demand remains particularly high for properties offering ensuite facilities, quality communal areas, high-speed broadband, and easy access to both the University of Warwick and key transport routes.

1

[https://www.spareroom.co.uk/flatshare/flatshare\\_detail.pl?flatshare\\_id=17824199&search\\_id=1373170378&city\\_id=&flatshare\\_type=offered&search\\_results=/flatshare/?search\\_id=1373170378&&](https://www.spareroom.co.uk/flatshare/flatshare_detail.pl?flatshare_id=17824199&search_id=1373170378&city_id=&flatshare_type=offered&search_results=/flatshare/?search_id=1373170378&&)

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[https://www.spareroom.co.uk/flatshare/flatshare\\_detail.pl?flatshare\\_id=15904333&search\\_id=1373170378&city\\_id=&flatshare\\_type=offered&search\\_results=/flatshare/?search\\_id=1373170378&&](https://www.spareroom.co.uk/flatshare/flatshare_detail.pl?flatshare_id=15904333&search_id=1373170378&city_id=&flatshare_type=offered&search_results=/flatshare/?search_id=1373170378&&)

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[https://www.spareroom.co.uk/flatshare/flatshare\\_detail.pl?flatshare\\_id=17446623&search\\_id=1373170597&city\\_id=&flatshare\\_type=offered&search\\_results=/flatshare/?offset=10&search\\_id=1373170597&sort\\_by=by\\_day&mode=list&](https://www.spareroom.co.uk/flatshare/flatshare_detail.pl?flatshare_id=17446623&search_id=1373170597&city_id=&flatshare_type=offered&search_results=/flatshare/?offset=10&search_id=1373170597&sort_by=by_day&mode=list&)

**PROPERTY & LANDLORD VERIFICATION**

**Article 4 checker:**

**Article 4 Checker**

Are you looking to convert a standard house (C3) into a House in Multiple Occupation (HMO, C4) without the hassle of planning permission? Our amazing new service is here to simplify the process for you!

With the permitted development rights, you can make this conversion easily. However, some councils have areas under Article 4 that restrict these changes. Finding out if your property falls within these zones can be frustrating, as council maps are often outdated, hard to read, and difficult to locate on their websites.

We've fixed it! Our innovative feature lets you type in your postcode and, within seconds, you'll know if your address is in an Article 4 area. It works like magic!

SEARCH

**CV4 8DZ, Coventry, West Midlands, England, United Kingdom** has Article 4 in place.

**Article 4 Information:**

Property has article 4 in place however had planning permission granted in 2018 to be converted into an 8 bed HMO un planning number - FUL/2018/0505 Coventry council

**Planning Permission Requirements:**

Property already running as existing HMO planning applied for under planning number - FUL/2018/0505 Coventry council

**Landlords Identity Check:**

Property marketed through agent who has verified the landlords identity matches that of the HMO license.

232 Charter Avenue, CV4 8DZ

**£5,287 pcm** £3,220 pcm

Let available date: 15/09/2025 Deposit: Ask agent Min. Tenancy: Ask agent

Furnish type: Furnished Council Tax: Ask agent

PROPERTY TYPE: Detached BEDROOMS: 3 BATHROOMS: 2 SIZE: Ask agent

MARKETED BY: Henry's Estate Agents, Coventry

30 High Street, Coventry, CV4 8PT

Call agent Request details

## Landlords Consent:

Company Let Approval – 252 Charter Avenue, CV4 8DZ External Inbox x

Following your enquiry, we can confirm that the landlord has granted permission for **252 Charter Avenue, CV4 8DZ** to be used under a **company let** arrangement.

The landlord has also confirmed that there are no restrictions within the mortgage agreement that would prevent this type of use. Should any written confirmation be required for insurance or compliance purposes, we are happy to liaise directly with the relevant parties.

Please ensure the property is operated professionally, with full regard to HMO licensing conditions, property standards, and consideration for neighbouring residents.

Kind regards,  
Lettings Team  
**Henrys Estate Agents, Coventry**

## HMO Licence:

10936	10936	252 Charter Avenue, Coventry, CV4 8DZ	04-03-2025	03-03-2026	Houses of Multiple Occupancy	Renewal Application	HMO Mandatory Licence	Mrs Hale Ketenci	149 Charter Avenue, Coventry, CV4 8ER				8	8
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## Lease Agreement:

3 year lease agreement, with 12 month one way break clause, no rent free period has been negotiated.

## Contract Type:

Agent would not agree to use PIMS contract however the contract has been compared with the PIMS contracts and similar clauses are in place to protect the investor

## EPC Rating:

252, Charter Avenue COVENTRY CV4 8DZ		Energy rating <b>C</b>
Valid until <b>24 September 2028</b>	Certificate number <b>9118-5036-7281-2888-8914</b>	
<b>Property type</b>	Semi-detached house	
<b>Total floor area</b>	155 square metres	

**ANY OTHER NOTES OR BUYERS REQUIREMENTS**

Empty space for notes or requirements.