



## FOR SALE

### FREEHOLD RESIDENTIAL INVESTMENT

Conners Court, Queens Road,  
Nuneaton, CV11 5NJ

Comprises 32 modern apartments with  
car parking



Development completed in 2023



Frontages to Queens Road and Fife  
Street



Gross passing rent (after utilities) of  
£303,000 per annum



EPC 'B' Rating for all units



**wards**  
Commercial

## LOCATION

The property is located around 1/3 mile west of Nuneaton town centre and has frontages and vehicular access to both Queens Road and Fife Street. The B4102 Queens Road is one of the main arterial routes into Nuneaton town centre and provides access to the A444 Jubilee Way and in turn the A5 at Redgate and M6 at Exhall Interchange.

Nuneaton is located approximately 24 miles east of Birmingham and 9 miles north of Coventry. Motorway access to the town is extremely good, being 5 miles north of the M6 junction 3 and having good links to the M69/M1 and M42 motorways. Rail services to London Euston are available in approximately 1 hour 12 minutes. Major facilities include Ropewalk Shopping Centre and the Abbeygate Shopping Centre.

## DESCRIPTION

The property comprises a block of 32 apartments, being 14 one beds and 18 two beds arranged in three blocks. The property was completed to a high standard in 2023 and is situated in a sought after location just outside Nuneaton town centre.

The apartments have all been finished to a good specification to include contemporary grey fitted kitchens, with wood effect working surfaces and integrated ovens, hob and extractor fans, and modern bathrooms with white suites, wood effect flooring and stylish grey tiling. All apartments benefit from UPVC double glazing and heating by way of a heat interface unit communal heating scheme, providing excellent EPC 'B' ratings for each unit.

Each apartment benefits from a car parking space in the communal car park.

## ACCOMMODATION

In more detail, the accommodation comprises the following. Full plans and a tenancy schedule are available upon request.

BLOCK	UNITS
Block A	14 units comprising 10 two beds and 4 one beds
Block B	10 units comprising 6 two beds and 4 one beds
Block C	8 units comprising 2 two beds and 6 one beds

## SERVICES

We understand that mains electricity, water and drainage are connected to the individual flats. Heating to the flats is by way of an electric Heat Interface Unit system. Utilities are included within the rent for the individual flats.

## TENURE

The Freehold interest in the subject property is available, subject to the assured periodic tenancy (APT) agreements in place, at an asking price of £4,250,000.

We are advised that the gross pass rent (net of utilities) is in the order of £303,000 per annum, with individual rentals between £725 and £900 per calendar month. Based on the asking price, this allows for an attractive gross yield of 7.1%.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

All units within the development have EPC ratings of 'B'

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the selling agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: [info@wardsonline.co.uk](mailto:info@wardsonline.co.uk).

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

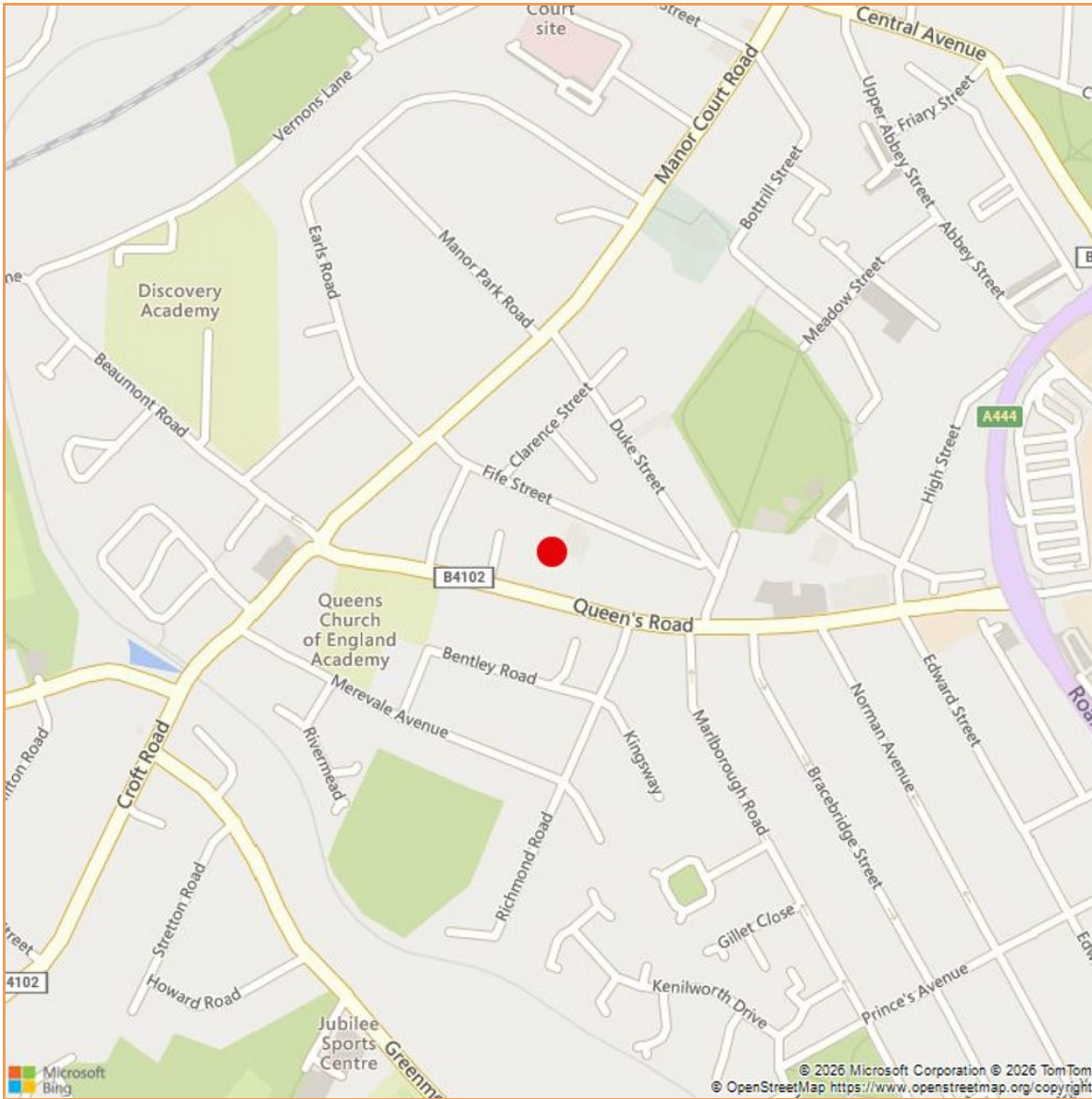
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

## NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





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