



Estate Agents
Hurst

146 Deeds Grove, High Wycombe, Buckinghamshire, HP12 3PB
£375,000

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ATTENTION BUY-TO-LET INVESTORS!

Offered to the market is this rare opportunity to acquire two fully self-contained one-bedroom apartments with the freehold, forming part of what was originally a three-bedroom semi-detached house. Acquiring this opportunity would result in the ownership of the freehold, meaning that there is no service charge or ground rent payable, therefore having zero impact on the yield.

The property is currently fully let and generating a combined rental income of £1,850 per calendar month (£22,200 per annum), representing an approximate gross yield of 5.92%, making this an attractive proposition for investors seeking an immediate income-producing asset.

The property is arranged as two self-contained apartments, each offering well-proportioned accommodation comprising a lounge/diner, spacious kitchen, double bedroom and a shower room. Both tenants also benefit from access to front and rear garden areas, providing useful outdoor space.

Please note the property is being sold under a single freehold title, with the original house having been converted internally into two units (currently known as 146A and 146B). As such, the property is to be sold as 146 Deeds Grove, presenting a straightforward opportunity for investors seeking a ready-made multi-income investment.

Deeds Grove is a popular residential location within High Wycombe, offering convenient access to local



BUY WITH TENANTS IN SITU - ZERO VOID
£1,850 PCM (£22,200 P.A) RENTAL INCOME
5.92% RENTAL YIELD
TWO SELF CONTAINED ONE BEDROOM FLATS
WITH THE FREEHOLD INCLUDED
NO GROUND RENT OR SERVICE CHARGE
FRONT & REAR GARDENS
SOUGHT AFTER LOCATION
CLOSE TO J.4 OF M40
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING



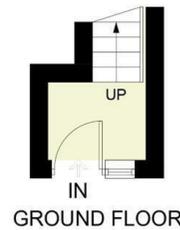


Deeds Grove

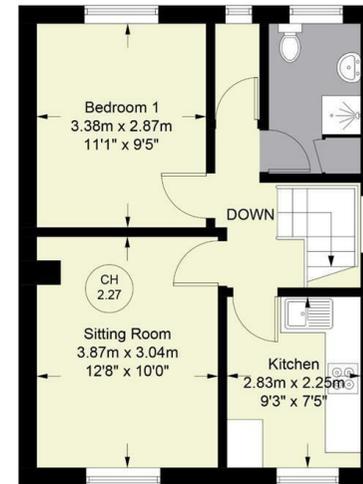
Approximate Gross Internal Area
 Ground Floor = 35 sq ft / 3.3 sq m
 First Floor = 434 sq ft / 40.3 sq m
 Total = 469 sq ft / 43.6 sq m



CH 2.27 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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