

Property Description

This well-presented one-bedroom apartment is perfect for first-time buyers or investors, offering an excellent rental opportunity with a gross yield of over 6%.

The property features a spacious double bedroom, an open-plan living room and kitchen area, and a sleek, modern bathroom. The living space is bright and inviting, with contemporary finishes throughout.

Additional benefits include secure parking located behind electric gates, providing both convenience and peace of mind.

Situated in a highly sought-after location, Sumner House is just a short walk from High Wycombe town centre, offering a fantastic range of shops, restaurants, and amenities. The train station is also easily accessible on foot, with direct links to London Marylebone in under 30 minutes – making this an excellent choice for commuters.

Whether you're looking to step onto the property ladder or expand your investment portfolio, this apartment ticks all the boxes.

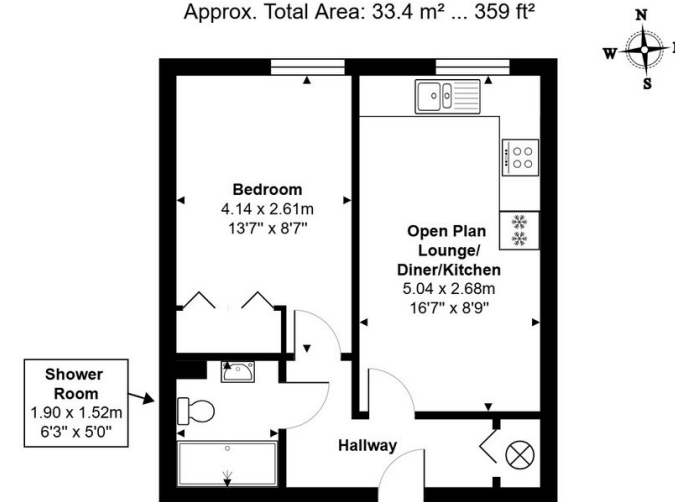
Lease: 116 years remaining

Ground Rent: £338 per annum

Service Charge: £2,173 per annum

Sumner House, Mendy Street, High Wycombe, HP11 2FF

Approx. Total Area: 33.4 m² ... 359 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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