



FORD & PARTNERS

ESTATE AGENTS

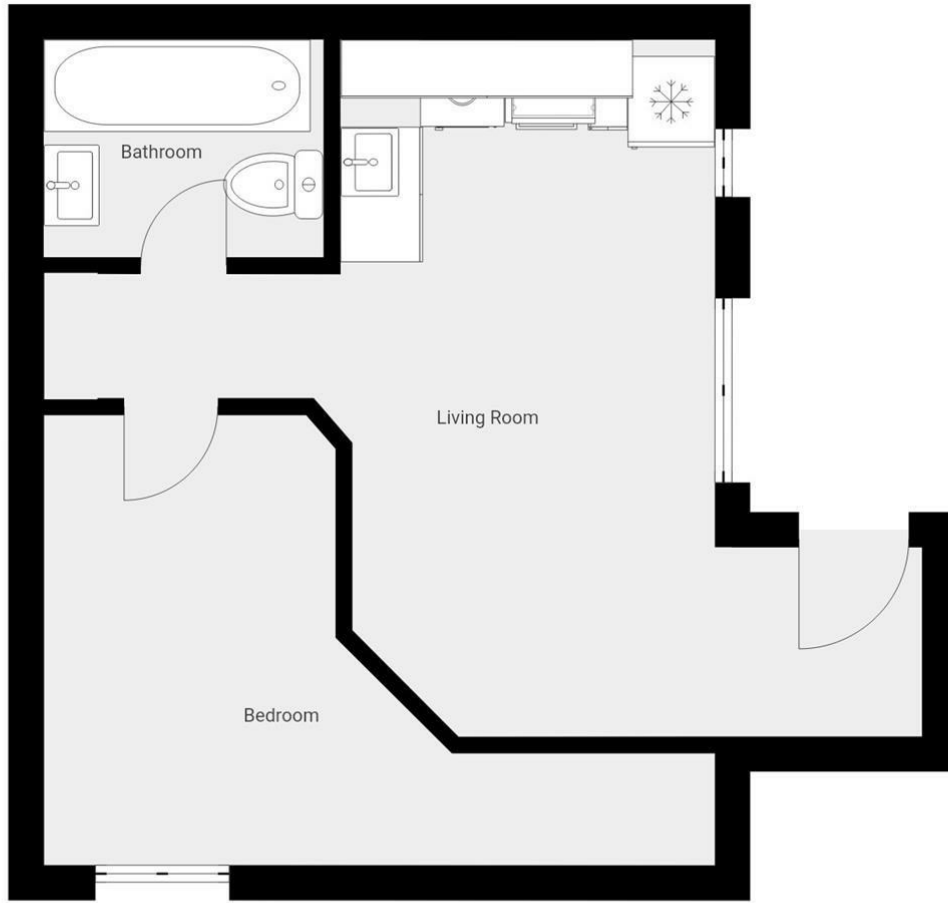


123 Bevelwood Gardens, High Wycombe, HP12 3EZ

A recently renovated one double bedroom, ground floor maisonette situated towards the West-Side of High Wycombe's Town Centre. This fine apartment is available chain free and would make an ideal investment with tenants in situ.

- **Recently Refurbished**
- **One Double Bedroom**
- **Modern Kitchen**
- **Modern Bathroom**
- **Ground Floor**
- **One Allocated Parking Space**
- **Patio Area**
- **Lease 999 years from 1 January 1985**
- **Service Charge - approx £500.00 P/A**
- **Expected Rental - £1300.00 PCM - Tenant in Situ - 8% Gross Yield**

£200,000



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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