



FORD & PARTNERS

ESTATE AGENTS



Castle House, 8 Desborough Road, High Wycombe, Buckinghamshire, HP11 2FP

A one bedroom apartment situated in the heart of High Wycombe's Town Centre.

Located in a private complex within 200 Yards of the Eden Shopping Centre and within 500 yards of Bucks New University. The apartment itself consists of one double bedroom, reception room (open kitchen and living area), modern family bathroom, hallway and utility cupboard. It features gated parking, modern electric heating and modern fixtures and fittings throughout.

Investors only, due to having tenants in situ.

Current Rent Achieved - £1000PCM

Term: 31st October 2023 to 30th October 2024

Gross Yield: 6%

- **Spacious Double Bedroom**
- **Secure Gated Parking**
- **Modern Fixtures and Fittings**
- **Within 1/4 Mile of University**
- **Within 200 yards of Eden**
- **Open Plan Kitchen/Reception**
- **Ideal Investment Opportunity, with Tenants in Situ**
- **Lease - 145 Years Remaining**
- **Ground Rent - £180 p/a**
- **Service Charge - £775 p/a**

£185,000



Ground floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com