



**FORD & PARTNERS**

ESTATE AGENTS



Priory Road High Wycombe HP13 6SG





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Guide price £875,000

A Freehold block of four well-maintained one- and two-bedroom apartments located just stone's throw of the Mainline Train Station and Town Centre - a rare opportunity to acquire a landmark investment asset.



## Description

The accommodation provides 2 x 2 bedroom apartments and 2 x 1 bedroom's apartments with associated gardens and parking.

All apartments are individually let on Assured Shorthold Tenancies (AST), providing the new owner with immediate rental income. The current total gross rental income is approximately £43,392 per annum, with the potential to exceed £60,000 per annum based on current market rents.

Each apartment has separate utility meters, is connected to mains drainage, benefits from gas central heating, and features double-glazed windows and doors throughout.

## Situation

Located on Priory Road, this property offers easy access to the Eden Shopping Centre, a wide selection of bars, pubs, and restaurants, as well as the mainline train station. The Chiltern Railway Service provides direct routes to London Marylebone in just 27 minutes and Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.



# Floor Plans

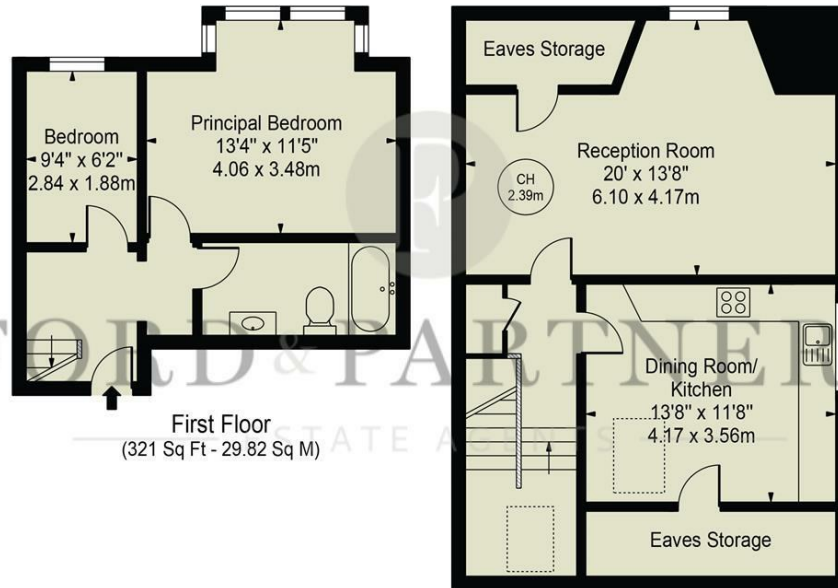
## Priory Road

Approx. Total Internal Area 905 Sq Ft - 84.08 Sq M

(Including Eaves Storage)

Approx. Gross Internal Area 813 Sq Ft - 75.53 Sq M

(Excluding Eaves Storage)



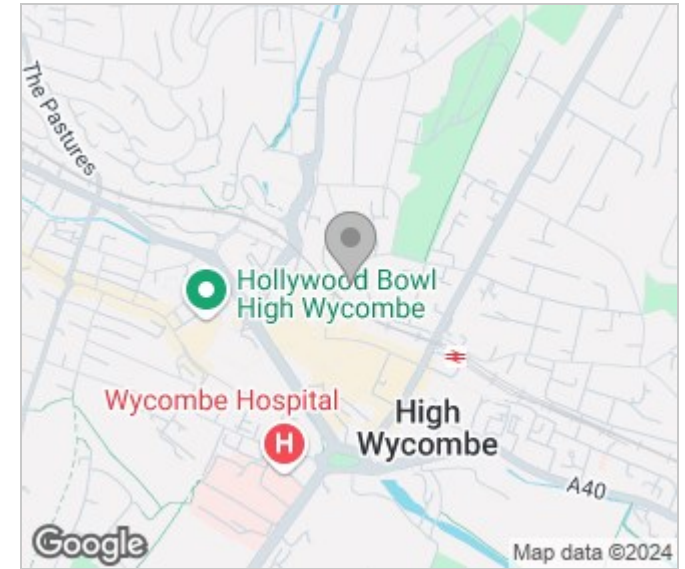
First Floor  
(321 Sq Ft - 29.82 Sq M)

Second Floor  
(584 Sq Ft - 54.26 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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