

Buckingham - 23 Fishers Field MK18 1SF  
Freehold 5-Bed HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS





# Buckingham - 23 Fishers Field MK18 1SF

## Freehold 5-Bed HMO Investment



### Investment Consideration:

- Purchase Price: £430,000
- Gross Initial Yield: 10.05%
- Rental Income: £43,200 p.a.
- VAT is NOT applicable to this property
- Comprises end-of-terrace 5-bedroom HMO let to students (all rooms are en-suite)
- Situated within 5 min walk from University of Buckingham and High Street.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1	Double bedroom with en-suite	Individual	9 Months from 22 January 2025	£9,000	Note 1: AST
Room 2	Double bedroom with en-suite	Individual	12 Months from 20 January 2025	£8,400	Note 1: AST
Room 3	Double bedroom with en-suite	Individual	12 Months from 20 January 2025	£8,400	Note 1: AST
Room 4	Double bedroom with en-suite	Individual	9 Months from 19 January 2025	£8,400	Note 1: AST
Room 5	Double bedroom with en-suite	Individual	12 Months from 23 September 2024	£9,000	Note 1: AST

Total£43,200

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### Property Description:

The property comprises two-storey 5-bedroom HMO, entirely let to students. All rooms benefit from private en-suite and shared kitchen/living room, as well as communal garden at rear, providing the following accommodation and dimensions:

Ground Floor: 1 en-suite room, kitchen, living room

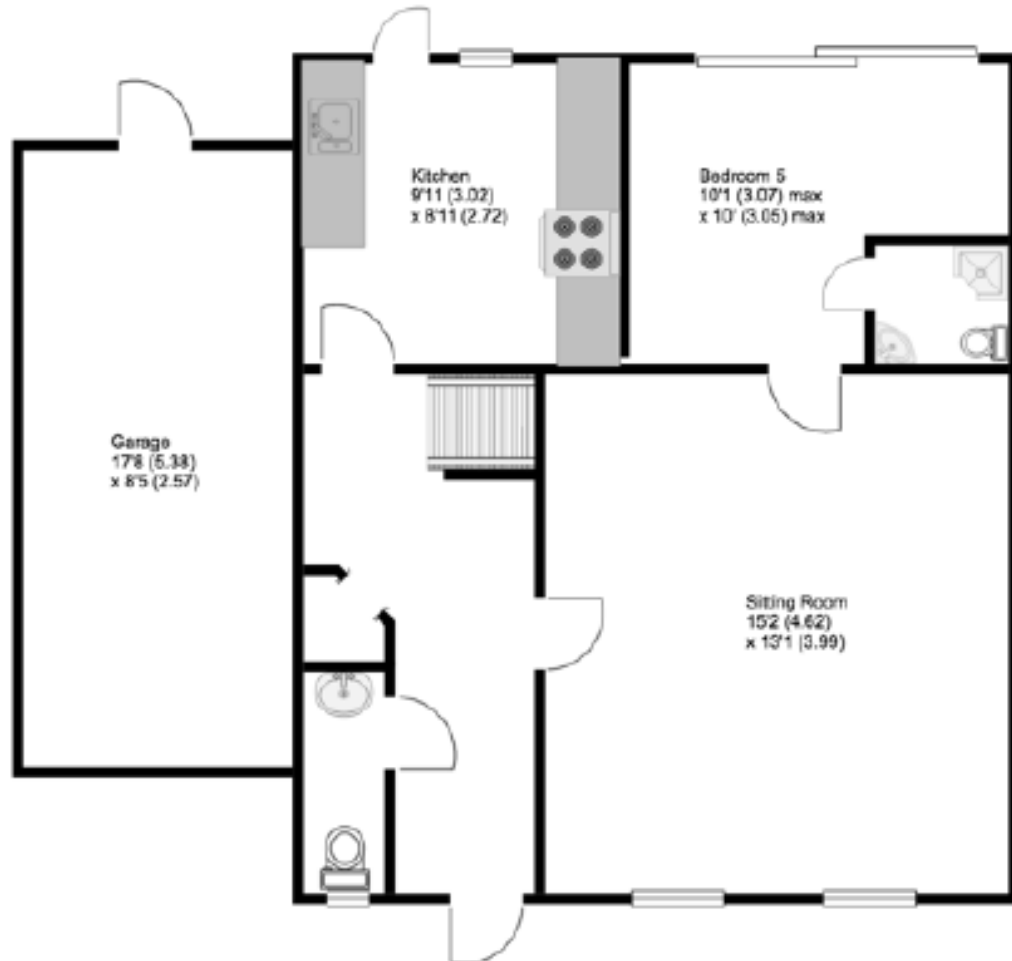
First Floor: 4 en-suite rooms

Total GIA: 91 sq m (980 sq ft)

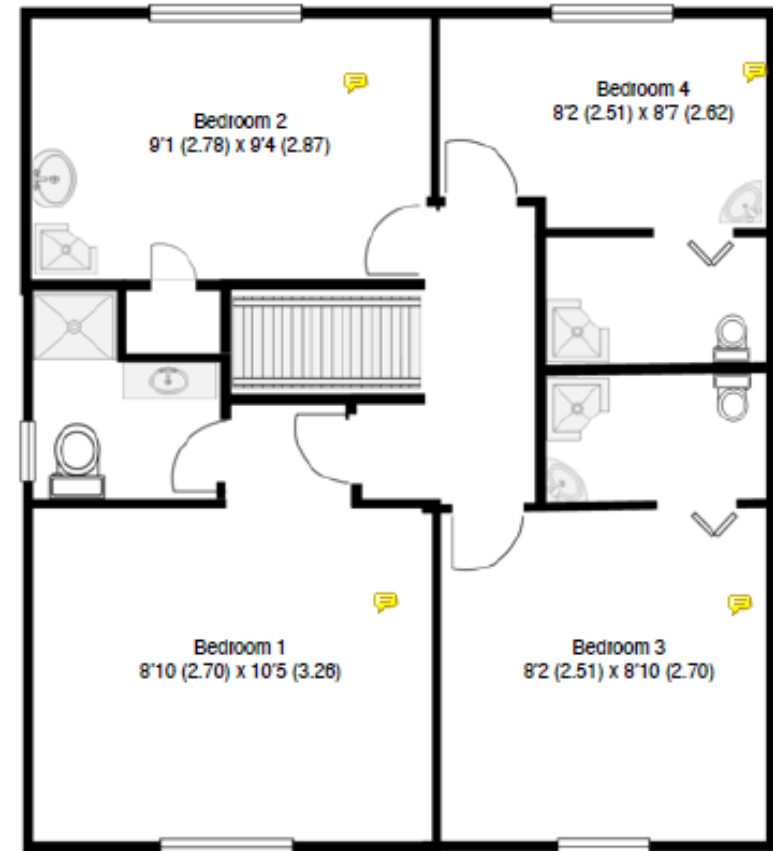


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Ground Floor



First Floor



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### Tenancy:

Room 1 is at present let to an Individual for a term of 9 months from 22<sup>nd</sup> January 2025 at a current rent of £9,000 p.a.

Room 2 is at present let to an Individual for a term of 12 months from 20<sup>th</sup> January 2025 at a current rent of £8,400 p.a.

Room 3 is at present let to an Individual for a term of 12 months from 20<sup>th</sup> January 2025 at a current rent of £8,400 p.a.

Room 4 is at present let to an Individual for a term of 9 months from 19<sup>th</sup> January 2025 at a current rent of £8,400 p.a.

Room 5 is at present let to an Individual for a term of 12 months from 23<sup>rd</sup> September 2024 at a current rent of £9,000 p.a.



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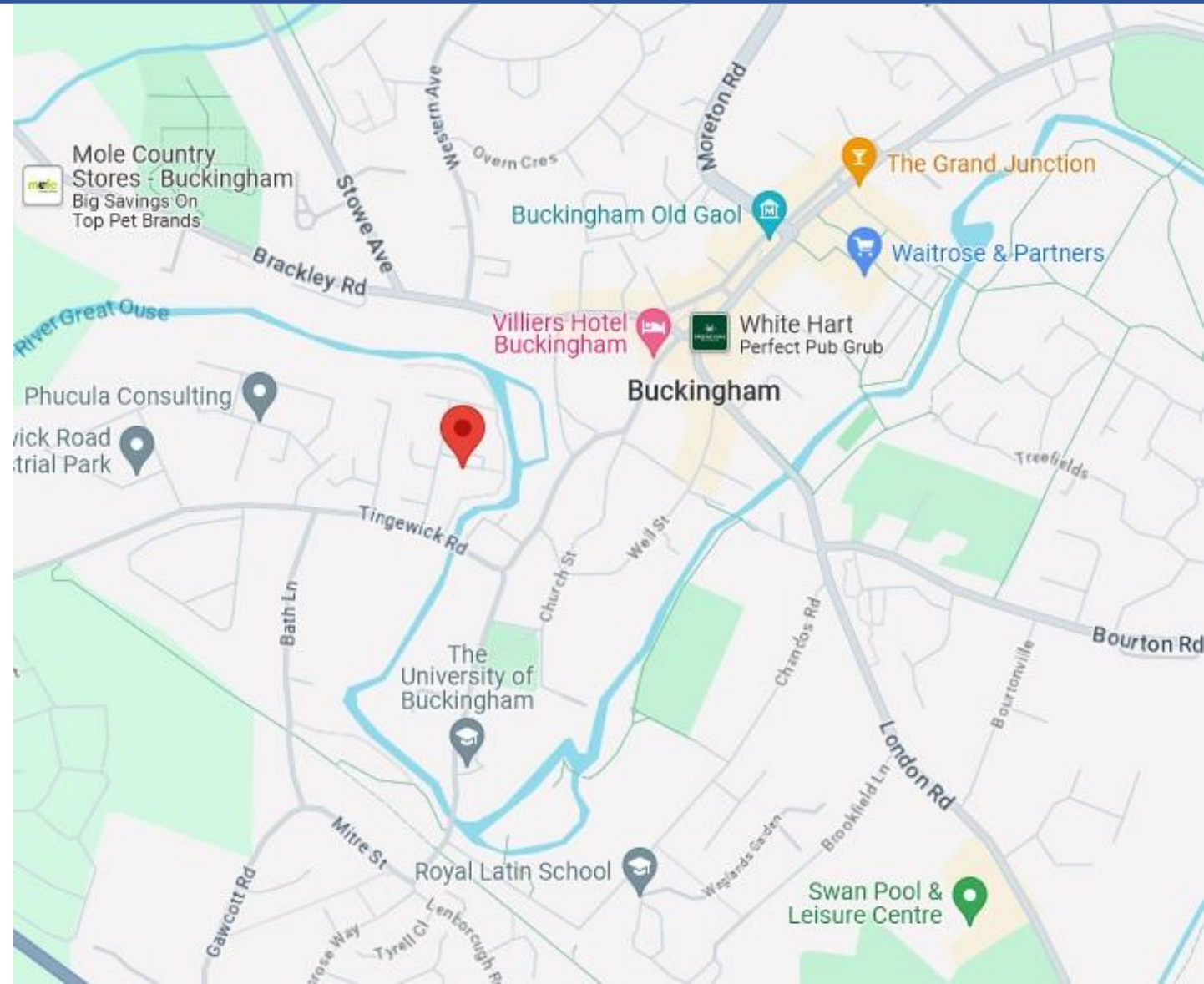


### Location:

Buckingham is a market town in north Buckinghamshire, England, close to the borders of Northamptonshire and Oxfordshire. Buckingham has a variety of restaurants and pubs, typical of a market town. It has a number of local shops, both national and independent. Market days are Tuesday and Saturday which take over Market Hill and the High Street cattle pens. The property is located within short walk from the High Street which occupies retailers such as WHSmith, Lloyds Bank, Barclays, Ladbroke's, Domino's Pizza and many more.

### Proximity to the University:

The property is situated 5-minute walk from the University of Buckingham.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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