

High Wycombe - Stuart Lodge, Stuart Road HP13 6AG
Freehold Residential Block Investment



BLUE ALPINE

PROPERTY CONSULTANTS





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Freehold Residential Block Investment



Investment Consideration:

- Purchase Price: £1,500,000
- Vacant possession
- ERV: £96,000 p.a. GIY: 6.40%
- SPV can be purchased to minimize stamp duty
- VAT is NOT applicable to this property
- Comprises residential block of 5 apartments (2 x 2-Bed, 2 x 1-Bed and 1 x 3-Bed)
- Benefits from 5 parking spaces, 4 of which have EV charging points
- The property has been newly extended/converted to a high standard
- Each apartment features high ceilings, newly fitted sash windows and fully equipped kitchens with a washing machine and dishwasher,
- Situated in an affluent residential area of High Wycombe, within 9-min walk from High Wycombe High Street and Train Station, providing direct services to London Marylebone with journey time of approx. 30 minutes.
- High Street retail occupiers include Sainsbury's Superstore, Starbucks, McDonalds, KFC, Burger King, Costa Coffee, The Gym Group, JD Wetherspoon and many more.
- Junction 4 of M40 is 1.7 miles away (4 min drive) providing great transport links to other principal towns in the Greater Thames Valley region.



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Property Description:

Comprises detached residential block of 5 apartments (2 x 2-Bed, 2 x 1-Bed and 1 x 3-Bed). The property has been newly extended/converted to a high standard and benefits from 5 car parking spaces, providing the following accommodation and dimensions:

Ground Floor:

Apartment 1 - 37 sq m (398 sq ft)

1 Bedroom, kitchen/living room, bathrooms

Apartment 2 - 67 sq m (721 sq ft)

2 Bedrooms, kitchen/living room, 2 bathrooms

First Floor:

Apartment 3 - 58 sq m (624 sq ft)

2 Bedrooms, kitchen/living room, 2 bathrooms

Apartment 4 - 37 sq m (398 sq ft)

1 Bedroom, kitchen/living room, bathrooms

Second Floor:

Apartment 5 - 67 sq m (721 sq ft)

3 Bedrooms, kitchen/living room, 2 bathrooms

Total residential GIA: 266 sq m (2,862 sq ft)



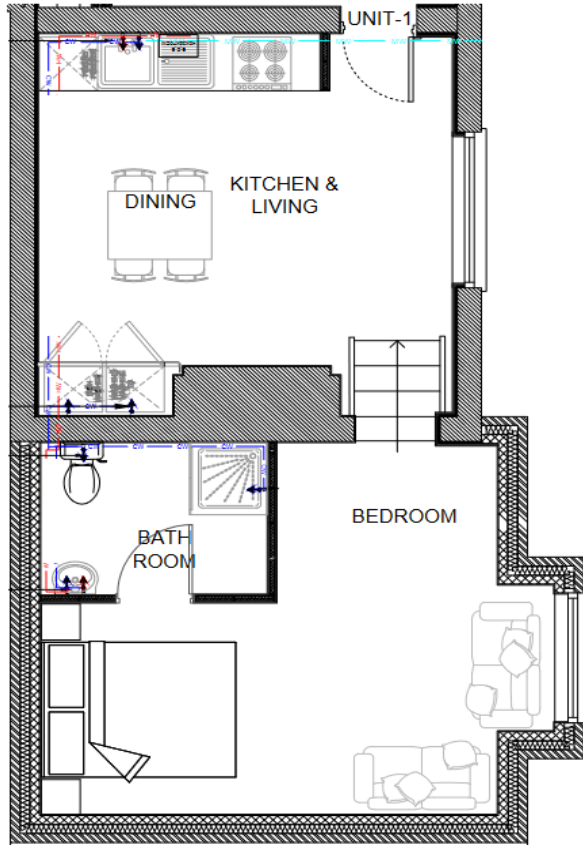
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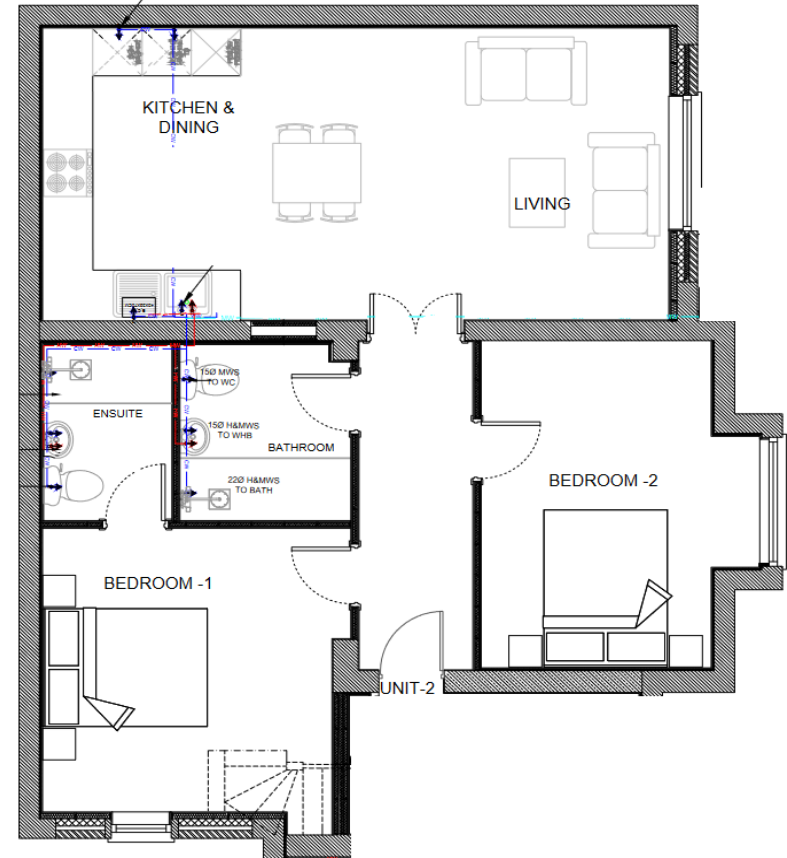


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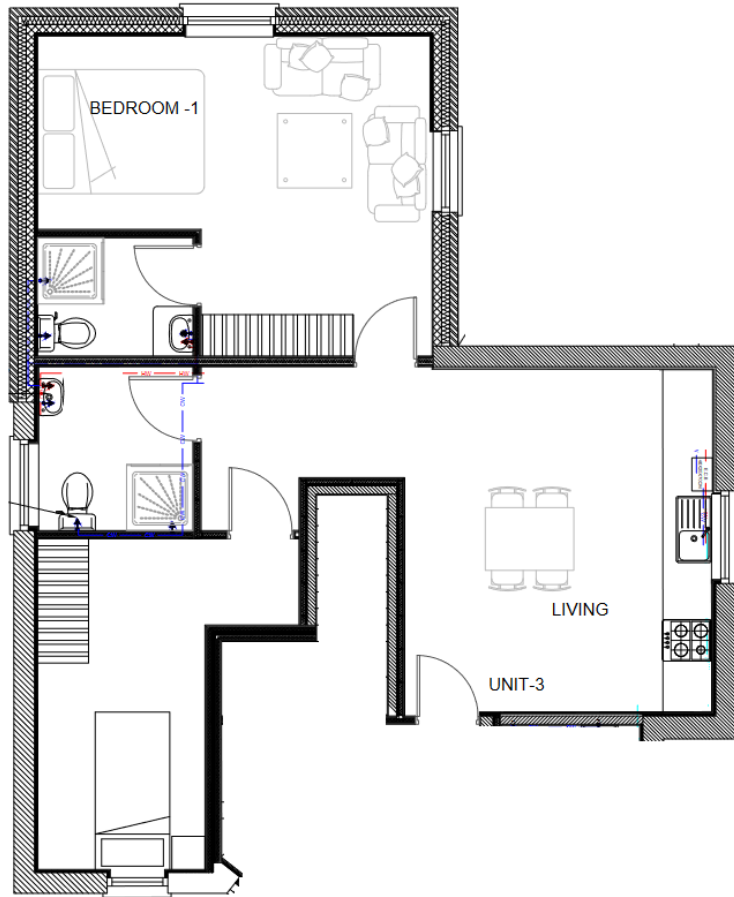
Apartment 1



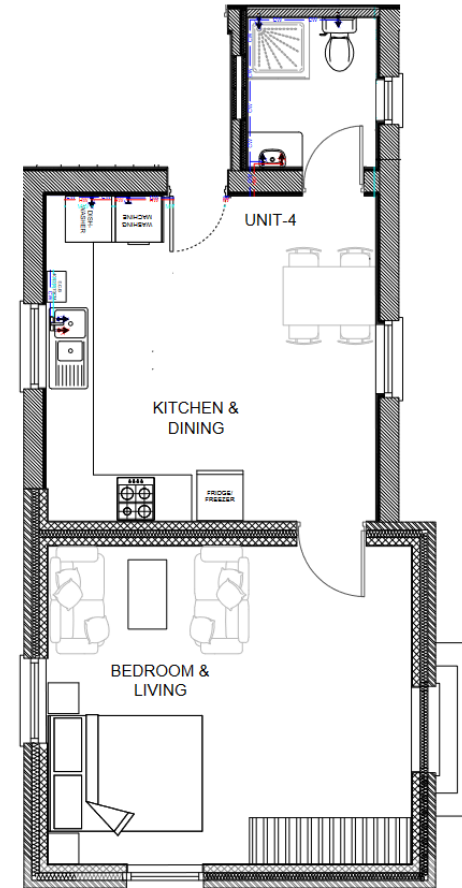
Apartment 2

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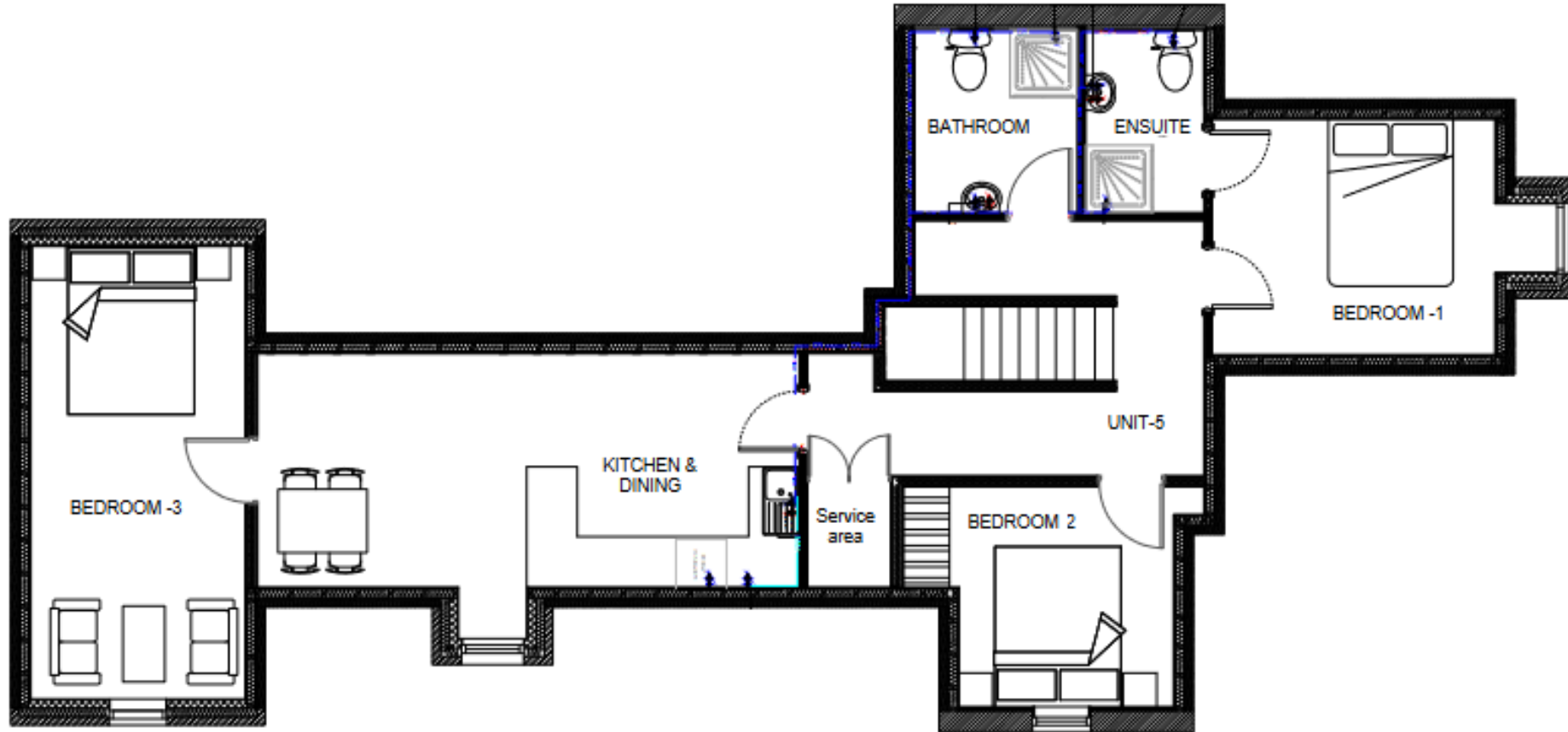


Apartment 3



Apartment 4

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Apartment 5

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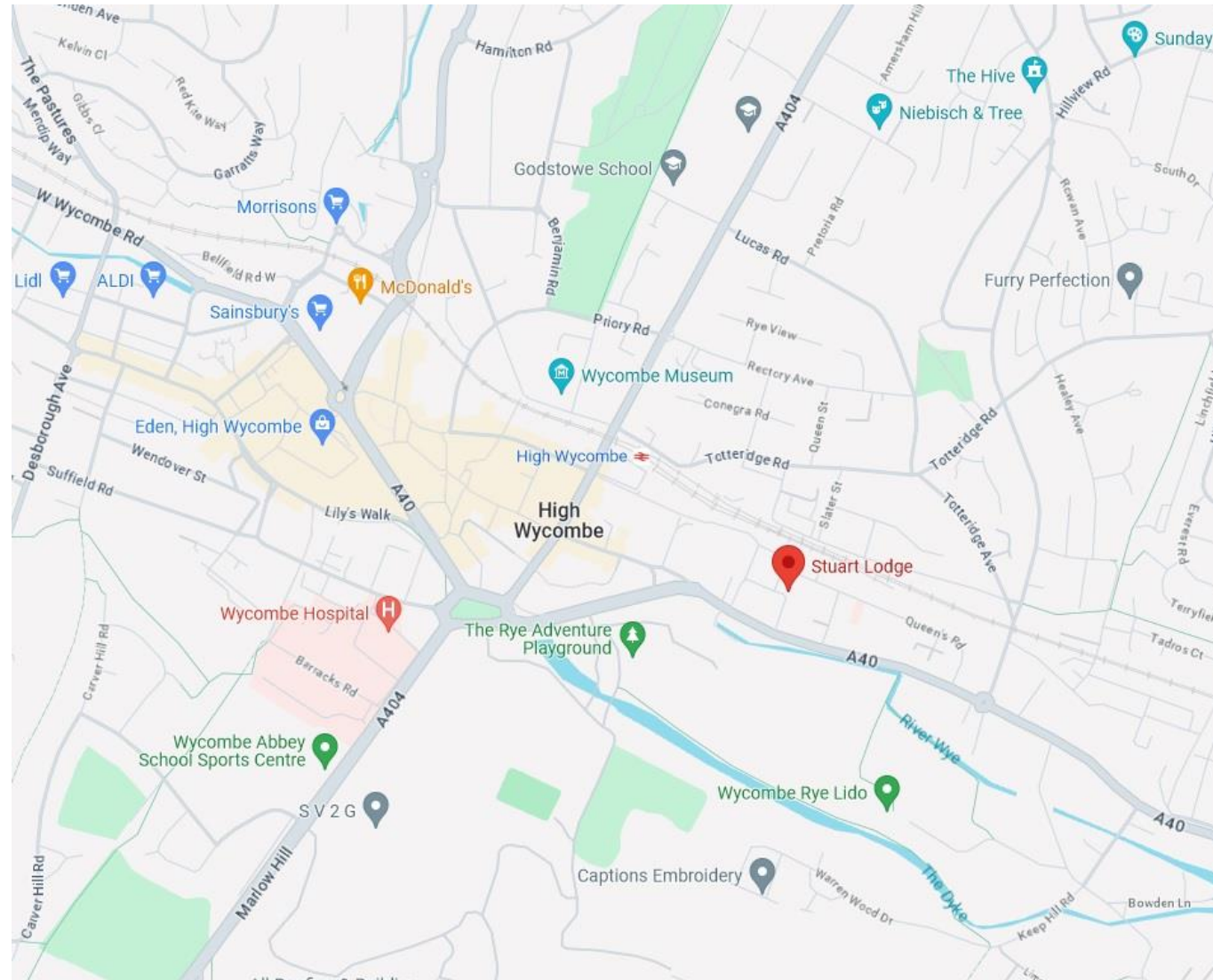
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Location:

High Wycombe is strategically located on the M40 motorway 30 miles west of Central London and excellent road communications are available to other principal towns in the Greater Thames Valley region. The property is situated in an affluent residential area of High Wycombe, on the west side of Stuart Road. There are very good train services to London Marylebone with a fastest journey time of approximately 30 minutes. Stuart Lodge is located 1.7 miles from M40 Junction 4 and a 9-minute walk from High Wycombe Train Station.

| Flats 1 to 5, Stuart lodge | Distance | Commute |
|---|-----------|--------------|
| High Wycombe station | 0.4 miles | 9 mins walk |
| High Wycombe high street | 0.4 miles | 9 mins walk |
| Eden shopping centre | 0.5 miles | 12 mins walk |
| Wycombe Rye Lido | 0.5 miles | 12 mins walk |
| John Hampden Grammar school (secondary school, outstanding) | 1.3 miles | 4 mins drive |
| Chepping view primary academy (primary outstanding school) | 2 miles | 6 mins drive |
| Wycombe hospital | 0.8 miles | 2 mins drive |
| Wycombe Swan (theatre) | 0.5 miles | 12 mins walk |



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Contacts:

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



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