

High Wycombe - 2 Bishops Court, Lincoln Road HP12 3RE  
Freehold Newly Converted Residential Block Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# High Wycombe - 2 Bishops Court, Lincoln Road HP12 3RE

## Freehold Newly Converted Residential Block Investment



### Investment Consideration:

- OIRO: £1,500,000
- Vacant possession
- ERV: £115,000 p.a. GIY: 7.67%
- SPV can be purchased to minimise stamp duty
- VAT is NOT applicable to this property
- Potential to increase ERV if used as a serviced accommodation
- Comprises four-storey newly converted residential block of 7 apartments
- Redevelopment works completion expected early September 2024
- Includes 6 x 1-Bed and 1 x 2-Bed units
- Benefits from 11 car parking spaces
- Lincoln's Inn Office Village is an attractive courtyard development of 12 mixed-use buildings with associated parking spaces and nearby occupiers including Subway, Screwfix, Takeaway, Offices and many more.



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### Property Description:

Comprises newly converted four-storey residential block of 7 apartments (6 x 1-Bed & 1 x 2-Bed), with the benefit of 11 allocated car parking spaces (5 at front of the building and 6 in the multi-storey car park 100 yards away), providing the following accommodation and dimensions:

#### Ground Floor:

Flat 1 - 42.10 sq m (453 sq ft)

Bedroom, Kitchen/Living Room, Bathroom

Flat 2 - 48.40 sq m (521 sq ft)

Bedroom, Kitchen/Living Room, Study, Bathroom

#### Second Floor:

Flat 5 - 43.30 sq m (466 sq ft)

Bedroom, Kitchen/Living Room, Bathroom

Flat 6 - 44.90 sq m (483 sq ft)

Bedroom, Kitchen/Living Room, Bathroom

Total net internal area: 333.40 sq m (3,588 sq ft)

#### Potential for further value-add:

The 2-Bed apartment on the top floor has potential to be enhanced to 2 studios or a 3 bed HMO subject to obtaining appropriate consent.

#### First Floor:

Flat 3 - 43.30 sq m (466 sq ft)

Bedroom, Kitchen/Living Room, Bathroom

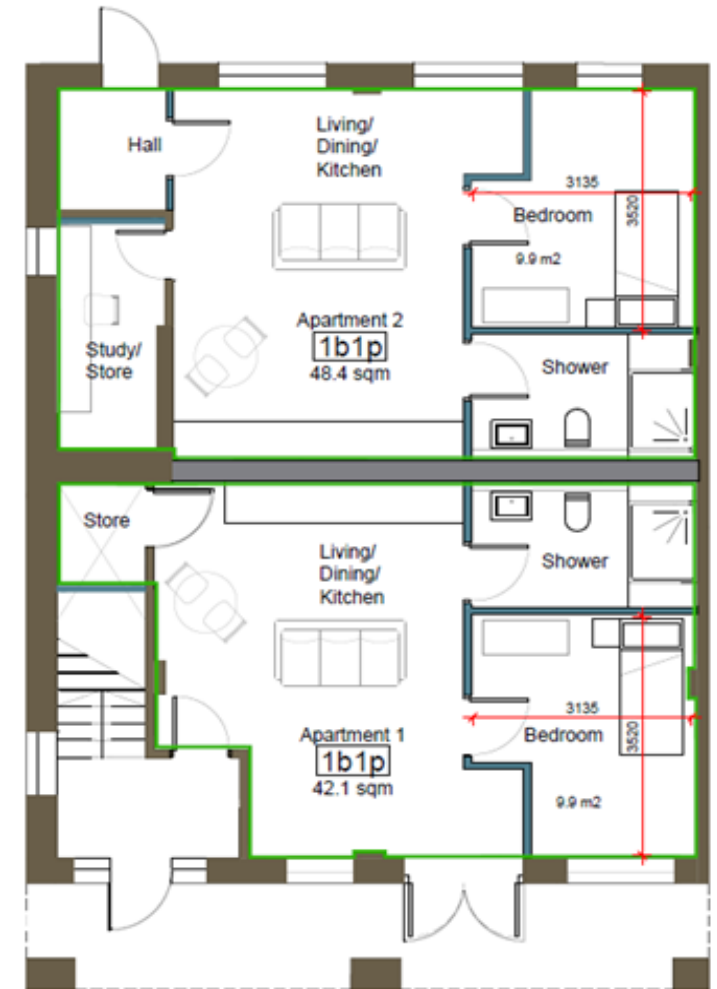
Flat 4 - 44.90 sq m (483 sq ft)

Bedroom, Kitchen/Living Room, Bathroom

#### Third Floor:

Flat 7 - 66.50 sq m (716 sq ft)

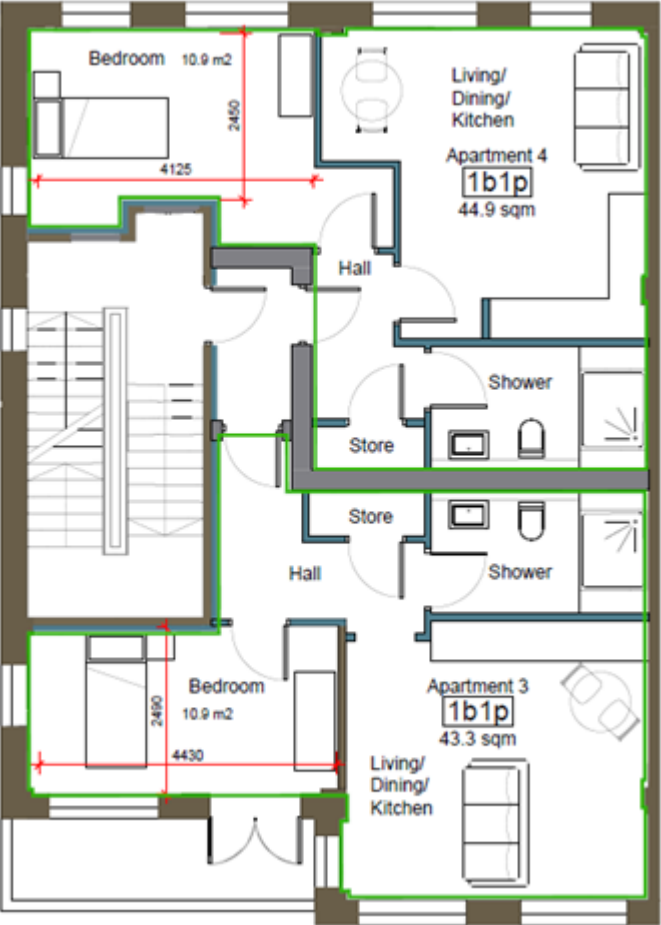
2 Bedrooms, Kitchen/Living Room,  
Study Area, Bathroom



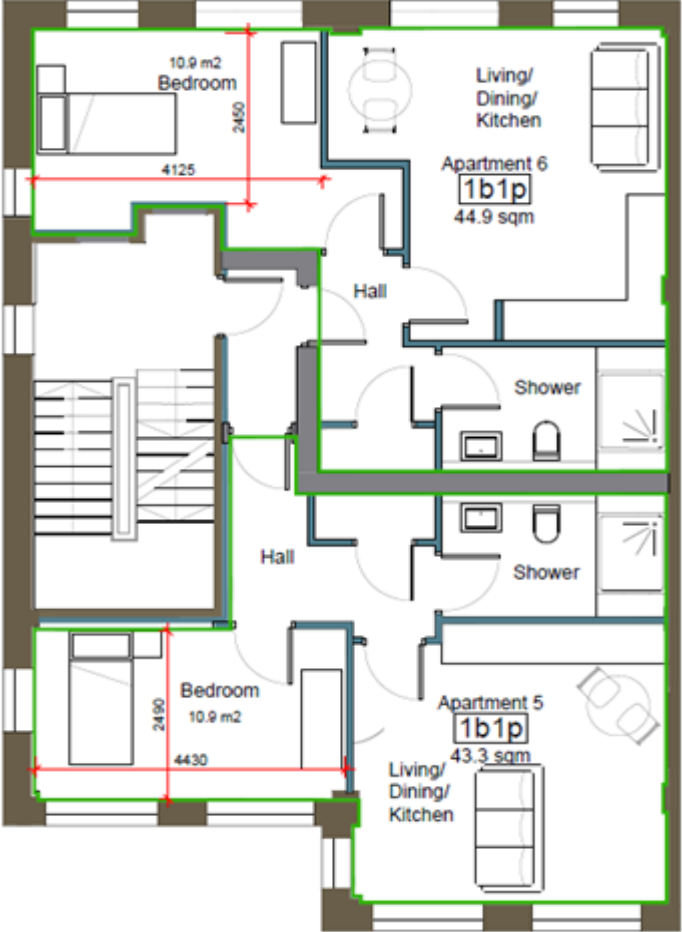
Ground Floor

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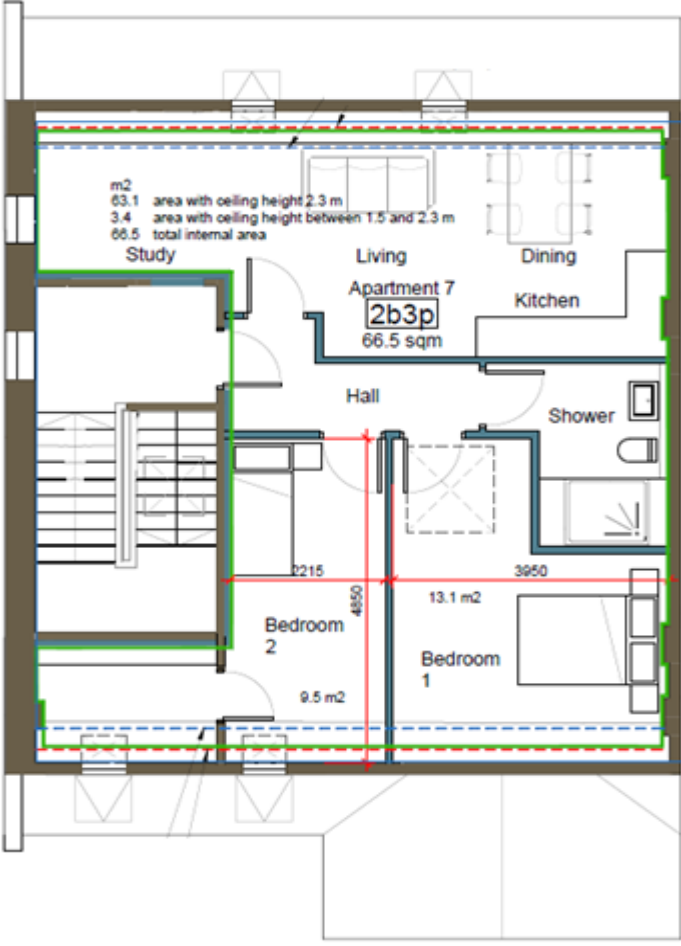
## Freehold Newly Converted Residential Block Investment



First Floor



Second Floor



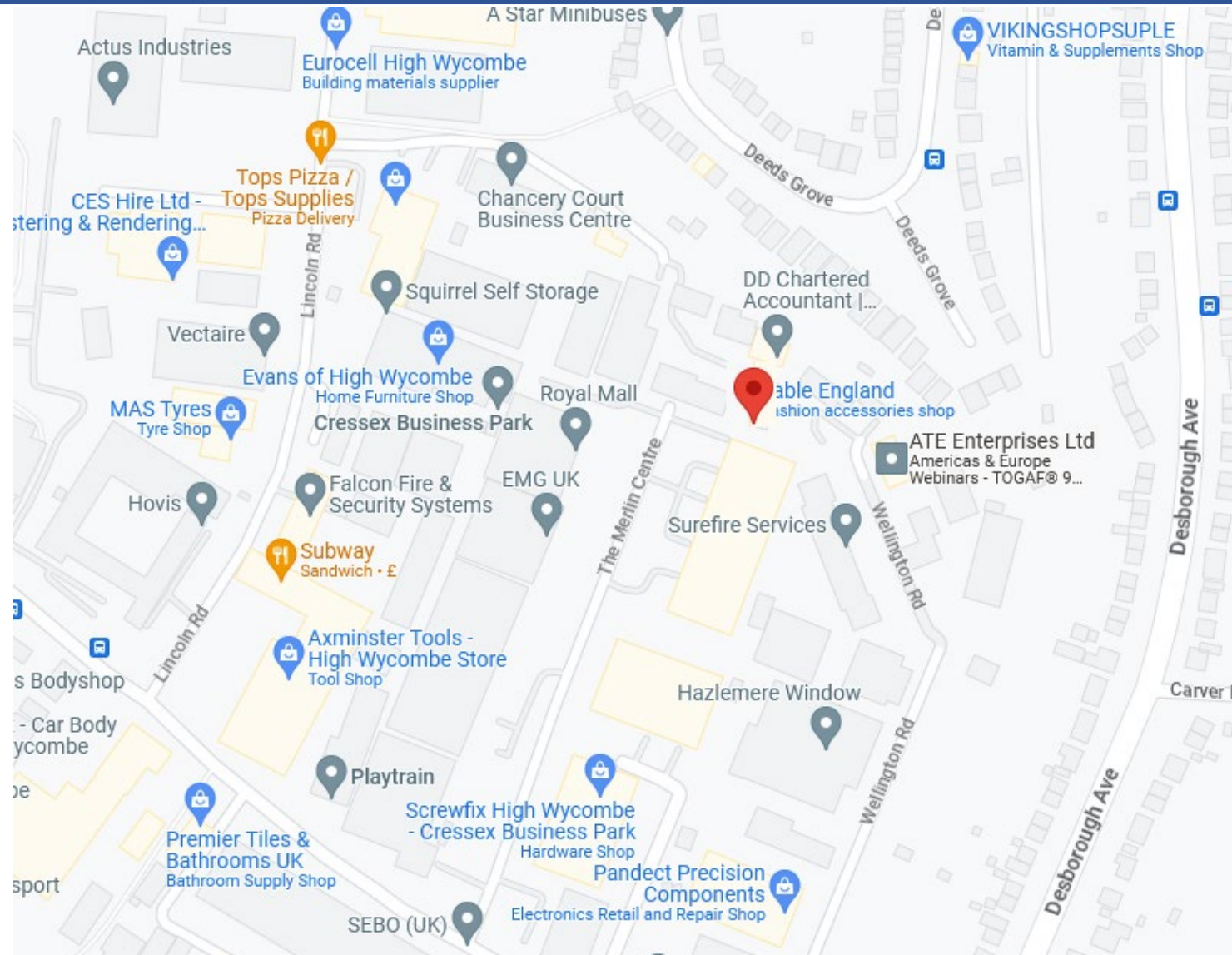
Third Floor

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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. There are very good train services to London Marylebone with a fastest journey time of approximately 25 minutes. Lincoln's Inn Village is an attractive courtyard development of 12 mixed-use buildings, with nearby occupiers include Subway, Screwfix, Takeaway, Offices and many more.



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## Freehold Newly Converted Residential Block Investment

### Contacts:

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



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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