



Flat 3, Wickham House Cressex Road, High Wycombe, HP12 4FY



Not to scale. For illustrative purposes only



For Auction, Auction GUIDE £225,000+

OR SALE BY AUCTION ON WEDNESDAY 20TH OF NOVEMBER 2024 AT 1 PM

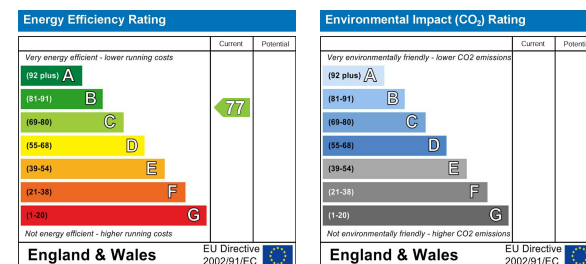
SALE VIA A LIVE-STREAMED

AUCTION GUIDE PRICE: £225,000

** VIEWINGS BY APPOINTMENT VIA AUCTION HOUSE **

Currently let on an Assured Shorthold Tenancy (AST) generating an annual income of £20,400. A luxury two double bedroom duplex apartment in a beautifully redeveloped Grade II listed building, now converted into seven exclusive apartments, this spacious property offers around 1000 sq ft of accommodation. Retaining charming period features such as engineered oak flooring and traditional sash windows. The layout includes a entrance hall, large open plan living area and kitchen area with central island. On the second floor there are two fantastic sized bedrooms and generous luxury bathroom. Off-road parking is provided at the front of the property. This is a ready made investment, already generating good rental income with amazing potential for future capital appreciation. SHARE OF FREEHOLD

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ACCOMODATION

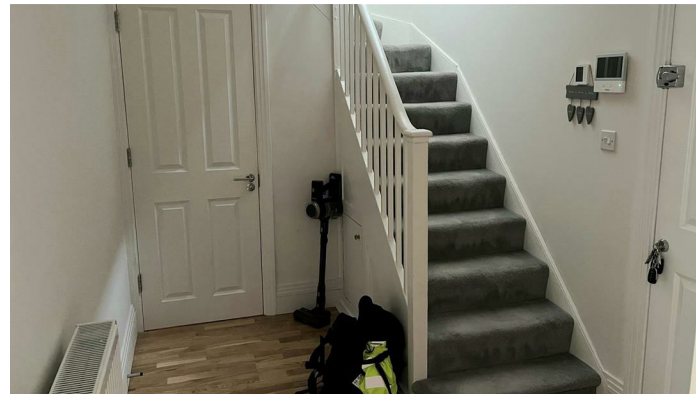
COMMUNAL ENTRANCE

Videophone entry system, stairs to first floor, door to



ENTRANCE HALL

Stairs to 2nd floor, door to



LOUNGE/DINING ROOM

25'11 to max 20 to max

A wonderful open-plan room with engineered oak floors and three large sash windows. There are TV and telephone points connected. Open Plan to:



KITCHEN AREA

Modern high-spec kitchen with a range of floor and wall-mounted cabinets with quartz worktops, central island, under-mount stainless steel sink and chrome tap-over with composite splashbacks and integrated appliances.



LANDING



BEDROOM ONE

14 to max x 13'8 to max

Spacious dual aspect bedroom



BEDROOM TWO

13'8 to max x 12'9

Spacious double bedroom



SHOWER ROOM

Well appointed modern suite, with shower, WC and sink unit.



OUTSIDE

PARKING

There is off-road parking to the front with access via electric gates and a pedestrian walkway.

TERMS OF THE LEASE

The property will benefit from a 249-year lease, which will be granted upon the sale. Upon the sale of the last property, a limited company will be formed, and the freehold will be transferred, with each flat obtaining a share.

SERVICES

Mains gas, electric and water are connected. None of these service have been tested

COUNCIL TAX

BAND B

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT)

HOW TO GET THERE

From the M40 At junction 4, take the A404 exit to H. Wycombe/Marlow/M4/Maidenhead, Use the middle lane to take the slip road to Marlow Rd, At Handy Cross Roundabout, take the second exit onto Marlow Rd, At the roundabout, take the first exit onto Cressex Rd where the property can be found behind gates on the right hand side.

LOCAL AMENITIES

Wickham House offers a wide range of amenities nearby for shopping, dining, and leisure. The Eden Shopping Centre is a major hub just minutes away, offering over 100 shops, including popular brands like Zara and Beaverbrooks, as well as restaurants, a cinema, and a bowling alley. For nature lovers, Hughenden Park and the Chiltern Hills offer scenic outdoor spaces perfect for walking or hiking. The Hellfire Caves in nearby West Wycombe are also a fascinating historical site to explore. Additionally, fitness enthusiasts can find local gyms like The Gym Group and Wycombe Leisure Centre. High Wycombe's convenient transportation links, Wickham House is just 1.6 miles from High Wycombe train station with trains to London Marylebone in approximately 27 minutes, whilst Junction 4 of the M40 provides access to the national motorway network and Heathrow airport.

For further information on viewing call 01908 030127