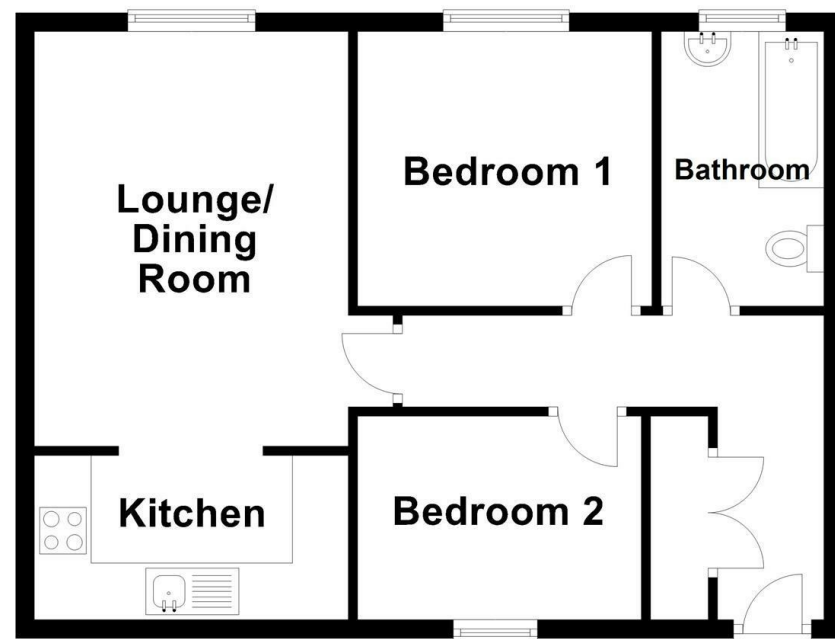




8 Putman Street, Aylesbury, HP19 8JG



Not to scale. For illustrative purposes only



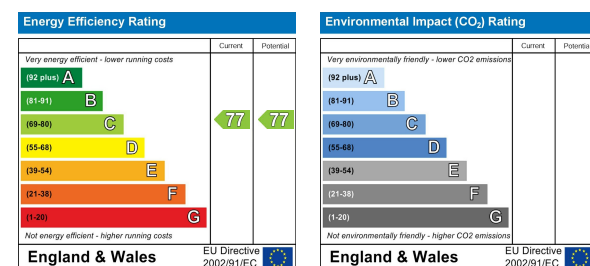
**For Auction, Guide £140,000 to £160,000**

**\*\* SOLD SUCCESSFULLY AT AUCTION BY AUCTION HOUSE BEDS & BUCKS \*\***

**\*\* TURN-KEY INVESTMENT PROPERTY \*\*** This modern two double bedroom 1st floor apartment would make an excellent turn-key rental investment, offering an instant gross yield of approximately 10% (at guide price). The property is currently tenanted from 15th June 2024 until 14th June 2027, generating a rental income of £1,250 per calendar month, providing potentially immediate and stable returns for investors. The apartment features a modern interior, allocated parking, and benefits from an unexpired lease term of approximately 89 years. Ideally located approximately 0.6 miles from Aylesbury railway station, the property is well positioned for commuters, making it a strong long-term rental prospect in a high-demand area.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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# 8 Putman Street, Aylesbury, HP19 8JG

## ACCOMODATION



## COMMUNAL ENTRANCE

With intercom entry system



## ENTRANCE HALL

Double storage cupboard

## LOUNGE

14'7 x 13'9

Double glazed window. open to



## KITCHEN

8'9 x 8'1

Range of modern fitted units, double glazed window



## BEDROOM ONE

12'10 x 12'0

Double glazed window



## BEDROOM TWO

8'10 x 8'0

Two double glazed windows



## BATHROOM

7'10 x 6'10

With bath with shower over, shower screen, part tiled, WC, sink unit & heated towel rail



## OUTSIDE



## LEASE DETAILS

With an unexpired lease term of approximately 89 years. We are informed by the seller there is a yearly ground rent of £325 and an annual service charge of £1860. Please refer to the legal pack for further clarification as these figures are intended as a guide and have not been verified.

## PARKING

Features one allocated and numbered parking space



## SERVICES

No appliances or services have been tested

## COUNCIL TAX

Band C, Buckinghamshire Council

## 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 be 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 £1,140 (£950 plus VAT).

## BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1800 (£1500 plus vat)

## HOW TO GET THERE

From the southbound carriageway of the A41 approaching Aylesbury, continue following signs toward the town centre and stay on the A41 as it becomes Bicester Road/Exchange Street. At the roundabout near the town centre, take the exit toward Gatehouse Road / West Street and follow the road into the residential area. Continue along West Street, then turn left onto Putman Street

**DOISA/2602SA0300**

For further information on viewing call 01908 030127