



51 Deeds Grove, High Wycombe, Buckinghamshire, HP12 3NT

ATTENTION BUY-TO-LET INVESTORS!

Offered to the market is this rare opportunity to acquire two fully self-contained one-bedroom apartments with the freehold, forming part of what was originally a three-bedroom semi-detached house. Acquiring this opportunity would result in the ownership of the freehold, meaning that there is no service charge or ground rent payable, therefore having zero impact on the yield.

The property is currently fully let and generating a combined rental income of £1,770 per calendar month (£21,240 per annum), representing an approximate gross yield of 5.66%, making this an attractive proposition for investors seeking an immediate income-producing asset.

The property is arranged as two self-contained apartments, each providing well-proportioned accommodation comprising a lounge/diner, spacious kitchen, double bedroom and a shower room. Both tenants also benefit from access to the front and rear gardens, offering useful outdoor space. In addition, there is a lower ground floor storage area which presents potential for conversion into a possible third rental unit, subject to the necessary planning permissions and consents.

Please note the property is being sold under a single freehold title, with the original house having been converted internally into two units (currently known as 51A and 51B). As such, the property is to be sold as 51 Deeds Grove, presenting a straightforward opportunity for investors seeking a ready-made multi-income investment.

BUY WITH TENANTS IN SITU - ZERO VOID

£1,770 PCM (£21,240 PER ANNUM) RENTAL INCOME

5.66% RENTAL YIELD

TWO SELF CONTAINED ONE BEDROOM FLATS WITH THE FREEHOLD INCLUDED

NO GROUND RENT OR SERVICE CHARGE

POTENTIAL TO CONVERT BASEMENT INTO A FURTHER UNIT (STPP)

FRONT & REAR GARDENS

SOUGHT AFTER LOCATION

CLOSE TO J.4 OF M40

GAS CENTRAL HEATING

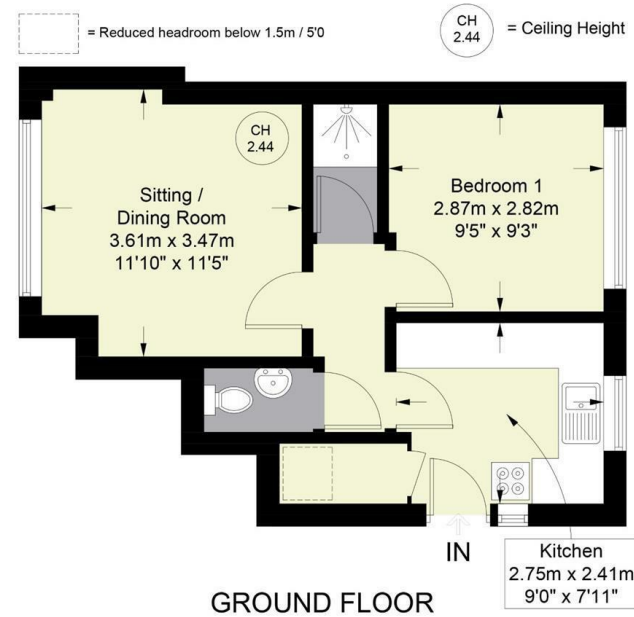






Deeds Grove

Approximate Gross Internal Area = 370 sq ft / 34.4 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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