



Connells

Birch House Leigh Street
High Wycombe



Property Description

Investment Opportunity – Tenant in Situ |
£1,000 PCM | Net Yield 5.43%

An excellent turnkey investment opportunity on the highly sought-after west side of High Wycombe, with a tenant already in situ paying £1,000 per calendar month, delivering a net yield of 5.43%.

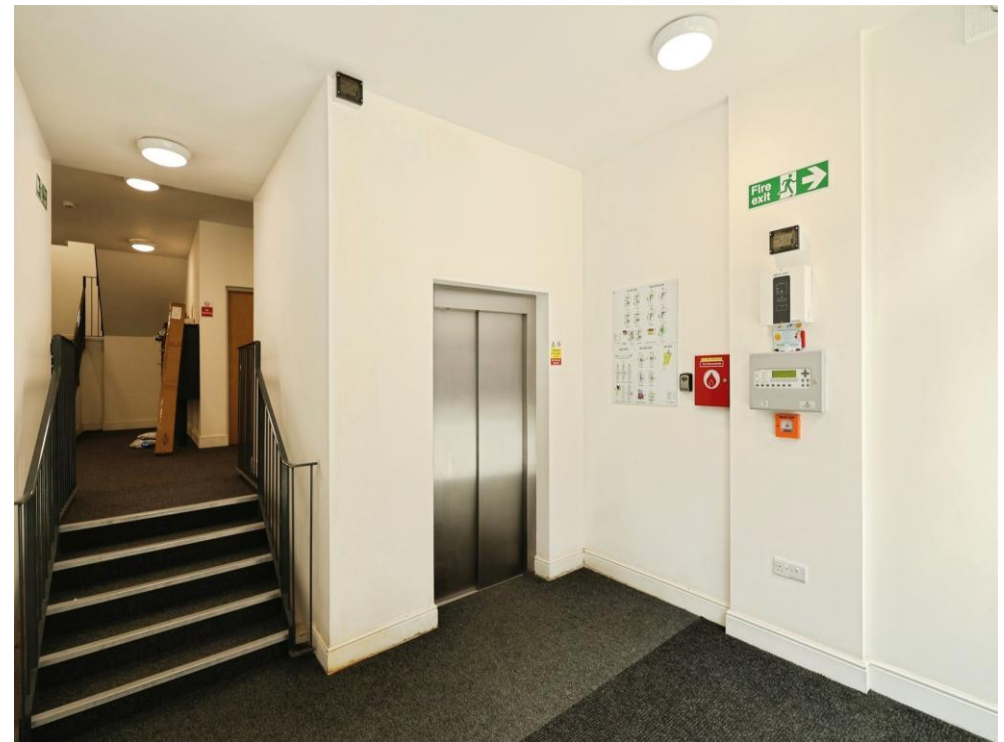
This stylish second-floor apartment forms part of a distinctive development inspired by Victorian industrial heritage, combining period character with contemporary design. High ceilings and large windows create a bright and airy living environment that continues to appeal to tenants seeking quality accommodation close to local amenities and transport links.

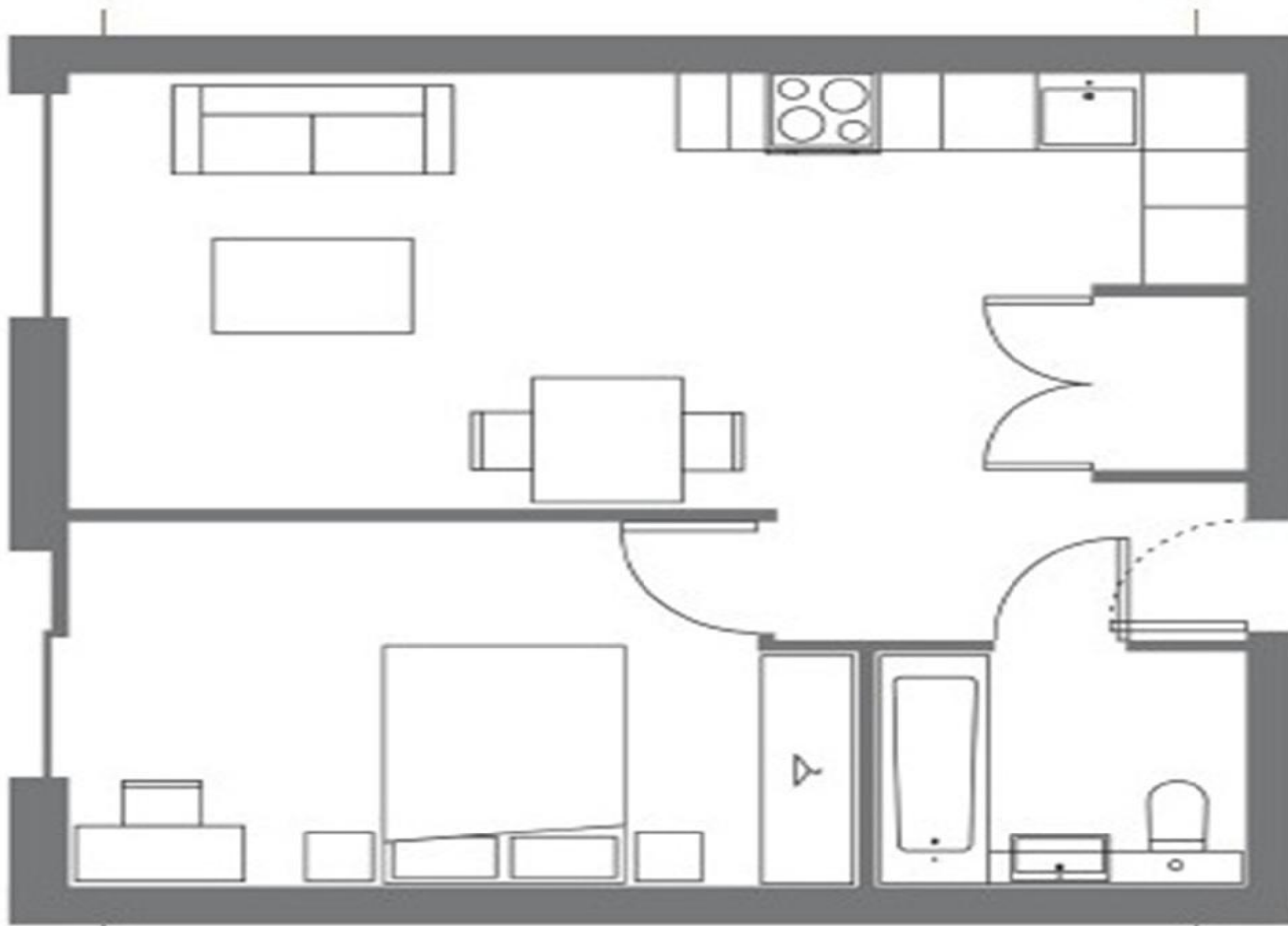
The accommodation comprises a welcoming entrance hall with built-in storage, a generous double bedroom, a modern bathroom with shower, WC and wash basin, and an impressive open-plan living space. The contemporary kitchen is fitted with integrated appliances, providing a practical and attractive layout for modern living.

Additional benefits include lift access and a convenient location approximately one mile from High Wycombe railway station, offering direct services to both London Marylebone and Oxford. The property's strong rental appeal, low-maintenance design and established tenancy make it an attractive proposition for investors seeking immediate income from day one.

Please note: Photographs and floorplan are indicative only.







To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: B Council Tax
Band: B

Service Charge: 600.00 Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313384

This is a Leasehold property with details as follows; Term of Lease 250 years from 31 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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