

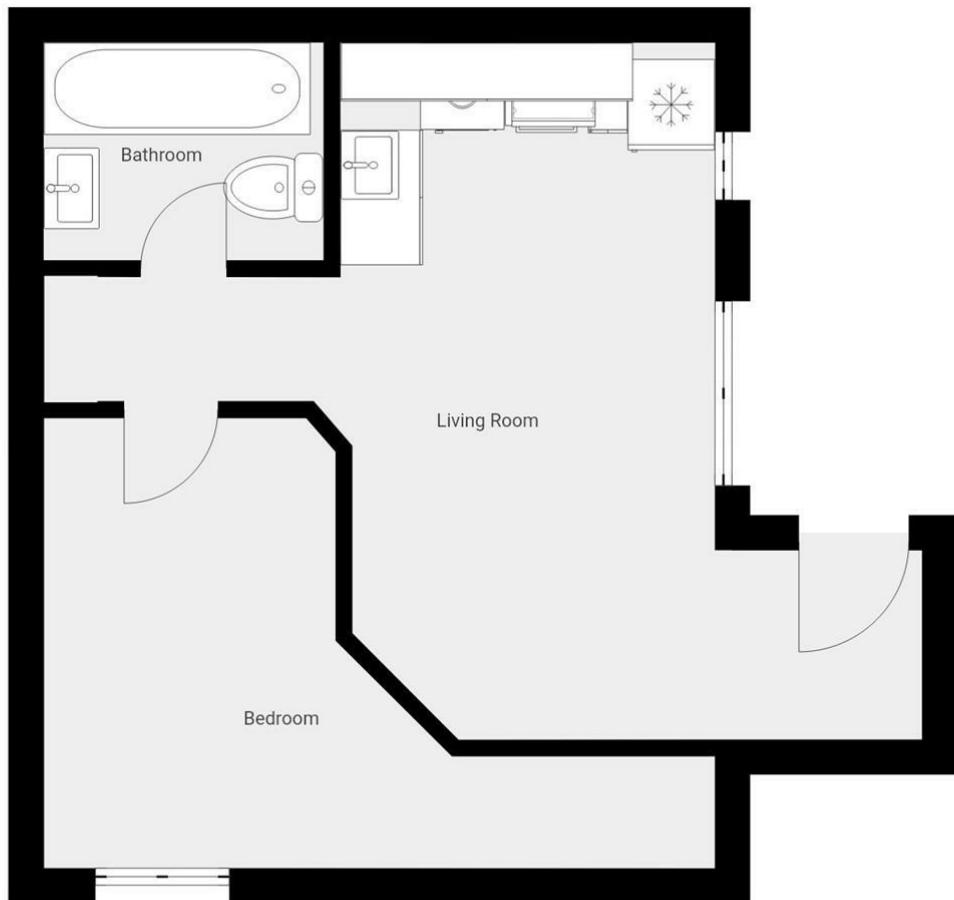


123 Bevelwood Gardens, High Wycombe, HP12 3EZ

A recently renovated one double bedroom, ground floor maisonette situated towards the West-Side of High Wycombe's Town Centre. This fine apartment is available chain free and would make an ideal investment with tenants in situ.

- **Recently Refurbished**
- **One Double Bedroom**
- **Modern Kitchen**
- **Modern Bathroom**
- **Ground Floor**
- **One Allocated Parking Space**
- **Patio Area**
- **Lease 999 years from 1 January 1985**
- **Service Charge - approx £500.00 P/A**
- **Expected Rental - £1300.00 PCM - Tenant in Situ - 8% Gross Yield**

£200,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

