

Lot 6

20 Wycombe Lane, Wooburn Green HP10 0HD

GUIDE PRICE: £240,000



**FREEHOLD BLOCK OF INVESTMENT FLATS
CLOSE TO VILLAGE CENTRE**

These converted flats form part of an older style detached dwelling on the edge of Wooburn Green Village Centre and are within close proximity of the M40 with access to the Midlands and London. The flats are presented in good decorative order and benefit from gas-fired central heating and double glazing. Three of the flats are let on Assured Shorthold Tenancies and are being sold with the benefit of the on-going income, currently £19,740 pa. The fourth flat has been sold off on a long lease of 125 years. This property will be of interest to investment purchasers and is being sold with the benefit of the freehold interest.

ACCOMMODATION AND TENANCY DETAILS

Basement studio flat: let on an AST from 4/3/2014 at rent of £495 pcm (£5,940 pa). Tenants currently holding over

20B: one bedroom flat let for a 6 month term on an AST from 1/9/2014 at £575 pcm (£6,900 pa)

20C: one bedroom flat let on an AST from 17/6/2014 at £575 pcm (£6,900 pa)

20A: one bedroom flat sold off on long lease

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Wycombe District Council 01494 461000

Council Tax Band: B

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD ☐ **UNSOLD** ☐ **SOLD PRIOR** ☐ **WITHDRAWN** ☐