

11x Self Contained Apartments

Lee Gate, Great Missenden
Buckinghamshire HP16 9NW



£1,800,000

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LOCATION

Situated in the Chiltern Hills in an area of outstanding beauty, the location is around 2 miles from the popular market of Great Missenden and 3 miles from the popular market town of Wendover the apartments offer great connect-ability to London via Chesham Underground Station (4.9 miles away) or the Chiltern Line at Great Missenden.



THIS HOME FEATURES

11 SELF CONTAINED UNITS
ESTABLISHED INVESTMENT
OPPORTUNITY
6.2% YIELD POTENTIAL
(AT FULL OCCUPANCY)
1/3 ACRE PLOT
OPPORTUNITY FOR
FURTHTER DEVELOPMENT
(SUBJECT TO PLANNING)



THE APARTMENTS

*The property offers a mixture of comfortable, fully contained one-bedroom & studio apartments benefitting from having their own utility supply**

LIVING AREAS

Each of the apartments offer open plan living and provide sitting/dining area open to kitchenettes.

KITCHENS

Each of the apartments benefit from having their own kitchens comprising units at base and eye level, work surface area, sink/drainage units, inset oven with gas hob over, space for fridge/freezer.

BATHROOMS

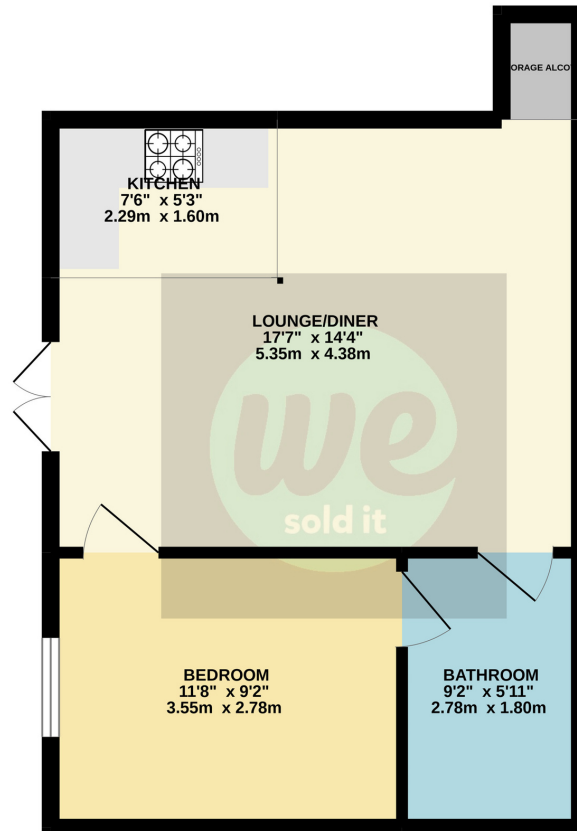
Each of the apartments have their own bath or shower rooms comprising a low-level WC, pedestal wash hand basin and walk in shower cubicle or panel bath.

ADDITIONAL

*The apartments are currently let and the total annual rental achieved at full occupancy is **£111,600**. For further information please contact Wesoldit.co.uk.*

SUMMARY

An opportunity to acquire an established residential rental unit achieving £111,600 annually (at full occupancy). Comprising 11 self contained units consisting of x8 one-bedroom apartments and x3 studio apartments, set with the back drop of outstanding natural beauty nestling into the Chiltern Hills. Situated between Great Missenden and Wendover, and less than 5 miles from Chesham Underground Station make for convenient commuting to London. Despite this being a rural location a full range of amenities are found in the nearby aforementioned towns. Potential for development of the plot, occupying approximately 1/3 an Acre can also be explored.



Floorplan featured is apartment No.8 currently priced at £900 PCM

TOTAL FLOOR AREA : 421 sq.ft. (39.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Excluding 3 units who have a shared gas & electric supply.*

EPC for Apartment No.8

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008
We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.
The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.
These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

