

Two-bedroom apartment

19 Millers Crescent, High Wycombe, Buckinghamshire, HP11 1GH // Leasehold // Female 69

£210,000	Independent RICS valuation
100%	Percentage offered
£210,000	Value of percentage offered
£101,364	Investment price
£108,636	Discount

Investment offered at **51.73%** below RICS vacant possession value



Property images



Property images



Location Overview

High Wycombe is a large town northwest of London, surrounded by Chiltern Hills, an area of outstanding natural beauty. Only a 55 minute train journey to London makes this an ideal location for commuters wanting to live near the countryside whilst maintaining the modern amenities a town/city provide.

Long term plans have been put forward. In the Desborough area, which is going through a major revamp at the moment, could see hundreds of new homes are built, new parks and community gardens could be created. The railway station could also be turned into a "central transport hub", with the overhauled area featured modern offices "suitable for corporate headquarters" along with apartments.

For any modern investor, this is a location to keep an eye on.

197%*

£101,364

£210,000

£255,497

£310,851

£460,135

20-year growth from Nov 99 to Nov 19

Investment price

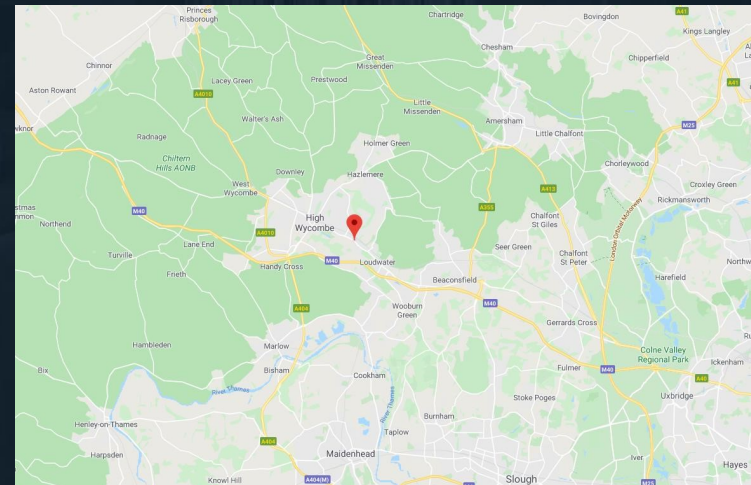
Investment value

5-year value (4% HPI)

10-year value (4% HPI)

20-year value (4% HPI)

*Figures from home.co.uk



Property Overview

Key Features

- 983-year lease
- Second floor apartment
- 1 mile from local train station
- Allocated parking space in undercroft parking area which is gated for extra security
- 55 minutes to central London

Measurements

Living room	11'2 x 22'6
Bedroom	8'11 x 11'3
Bedroom	10' x 12'

Floorplan



Comparables



2 bedroom apartment for sale
Ryemead Way - Top Floor Penthouse

CURRENTLY ADVERTISED **SOLD STC**

Key features

Very Long Lease | Private Gated Car Park | Elevator Access | No Onward Chain | Excellent Location | Secluded Balcony

Marketed from 6 Jun 2019 by Keegan White, High Wycombe