

# Residential Ground Rent Investment – For Sale



**FOR SALE BY PRIVATE TREATY – OFFERS IN EXCESS OF £30,000**

**Flats 1-4, Gordon Court,  
Gordon Road, High  
Wycombe, HP13 6EW.**



**Location:**

Residential ground rent investment for sale in the centre of High Wycombe. High Wycombe is a large market town northwest of London, approximately 30 miles from Central London. Junction 4 of the M40 Motorway is within a few mins drive time.

The property is close to High Wycombe Train Station and Town Centre, with many well-known retailers and restaurants. Neighbouring Towns include Marlow, approx. 4.5 miles away, Beaconsfield approx. 5.4 miles away and Maidenhead approx. 10 miles away.

**Description:**

- Four residential flats (4 X 2 beds) sold off on long leases.
- Comprises of one detached self-contained block with private parking for residents.
- Rent passing of £408 pa from three flats
- 1 flat subject to increase every 25 years, and two flats subject to review. Please see overleaf.

**Important notice**

Jaggard Macland, their clients and any joint agents give notice that: These particulars do not form any part of an offer or contract and must not be relied upon as statements of facts or representations of fact. No responsibility is taken of any statements within these particulars. Jaggard Macland are not authorised to make or give representations or warranties in relation to the property here or elsewhere, either on their own behalf or on behalf of their client. The text, photographs and plans are for guidance only. All measurements, areas or distances are approximate. It should not be assumed that the property has the appropriate planning permission. Jaggard Macland have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Tenure:**

The Property is held freehold.

**Conditions**

The transaction is subject to the Leaseholders not exercising their Rights of First Refusal following service of the formal notice at the agreed purchase price.

**Insurance and Service Charge**

Freeholder insures and maintains. Costs recoverable from lessees.

**EPC:**

Available on request

**Legal costs:**

Each party to bear their own professional costs.

**Viewing:**

For further information, please contact Connor Harrington on 01494 689 604

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November 2021

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| Property | Term  | Ground Rent                                   | Unexpired Lease Term** |
|----------|---|---|------------------------|
| Flat 1   | 125 years from 21 <sup>st</sup> March 2017    | £200.00 per annum to increase every 25 years. | 120 years & 5 months.  |
| Flat 2   | 99 years from 15 <sup>th</sup> February 1984  | £104 pa subject to review*                    | 61 years & 4 months.   |
| Flat 3   | 99 years from 15 <sup>th</sup> February 1984  | £104 pa subject to review*                    | 61 years & 4 months.   |
| Flat 4   | 189 years from 15 <sup>th</sup> February 1984 | Nil   | 151 years & 4 months.  |

\*Under the terms of the original leases granted a ground rent of £52.00 per annum is to be paid which is subject to review on each assignment.

\*\* Unexpired lease terms believed to be correct as of November 2021 when these particulars were produced.

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