

Aylesbury - 59 Redcurrant Avenue, Buckinghamshire HP18 0ZH
Freehold 3-Bedroom Children`s Care Home Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £650,000
- Vacant possession
- ERV: £50,000 p.a. GIY: 7.69%
- VAT is NOT applicable to this property
- Comprises new-build in 2023 residential house with planning for 3 Children`s Care Home (C2)
- Benefits from large garden, activity room and two off-street car parking spaces with EV charger
- Situated in primarily residential area within 0.7 miles (15 min walk) from Aylesbury Vale Parkway Train Station, Sainsbury`s Local, Takeaway, Miller & Carter Steak House, Esquires Coffee and more.



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Property Description:

Comprises semi-detached house with planning for 3 Children`s Care Home (C2). The property benefits from 2 off-street car parking spaces with EV charger, large garden and outbuilding, providing the following accommodation and dimensions:

Ground Floor: entrance, kitchen/living, room 1 (en-suite), wc

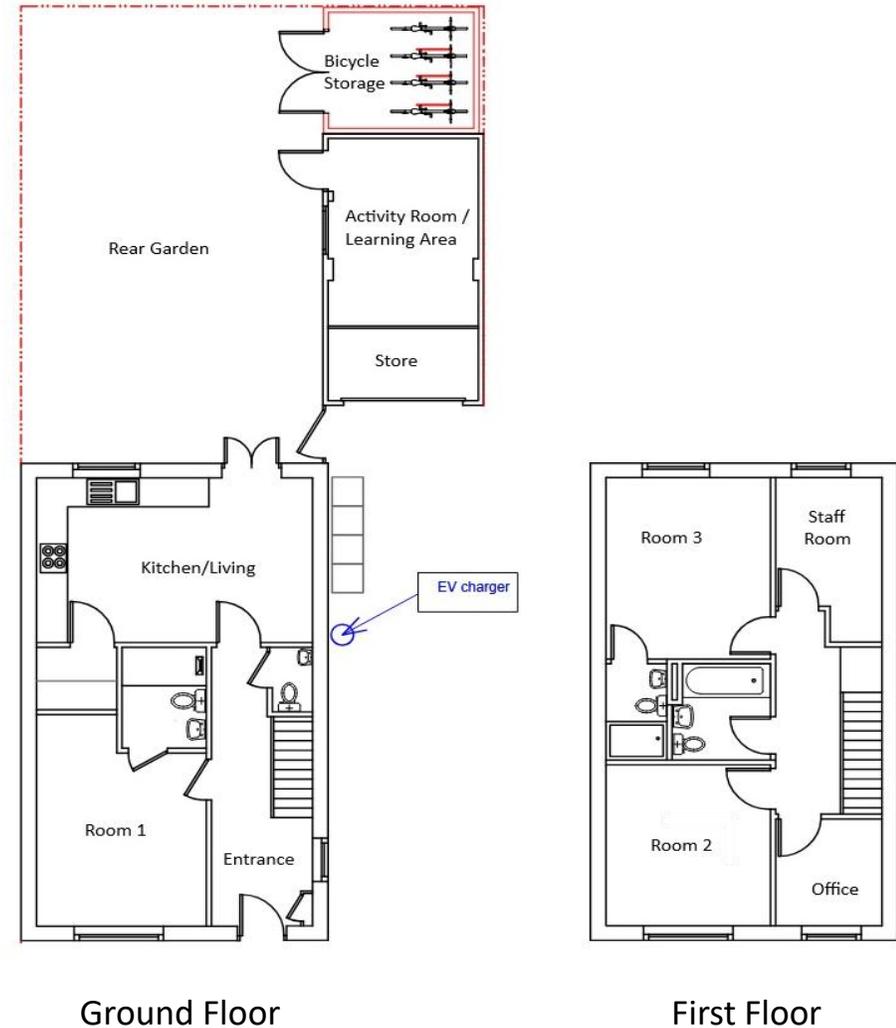
First Floor: room 2, room 3 (en-suite), office, staff room, bathroom

Rear Outbuilding: activity room/ learning area, storage, bicycle storage

Total GIA: 115 sq m (1,238 sq ft)

Tenancy:

The property is at present vacant. ERV: £50,000 per annum.



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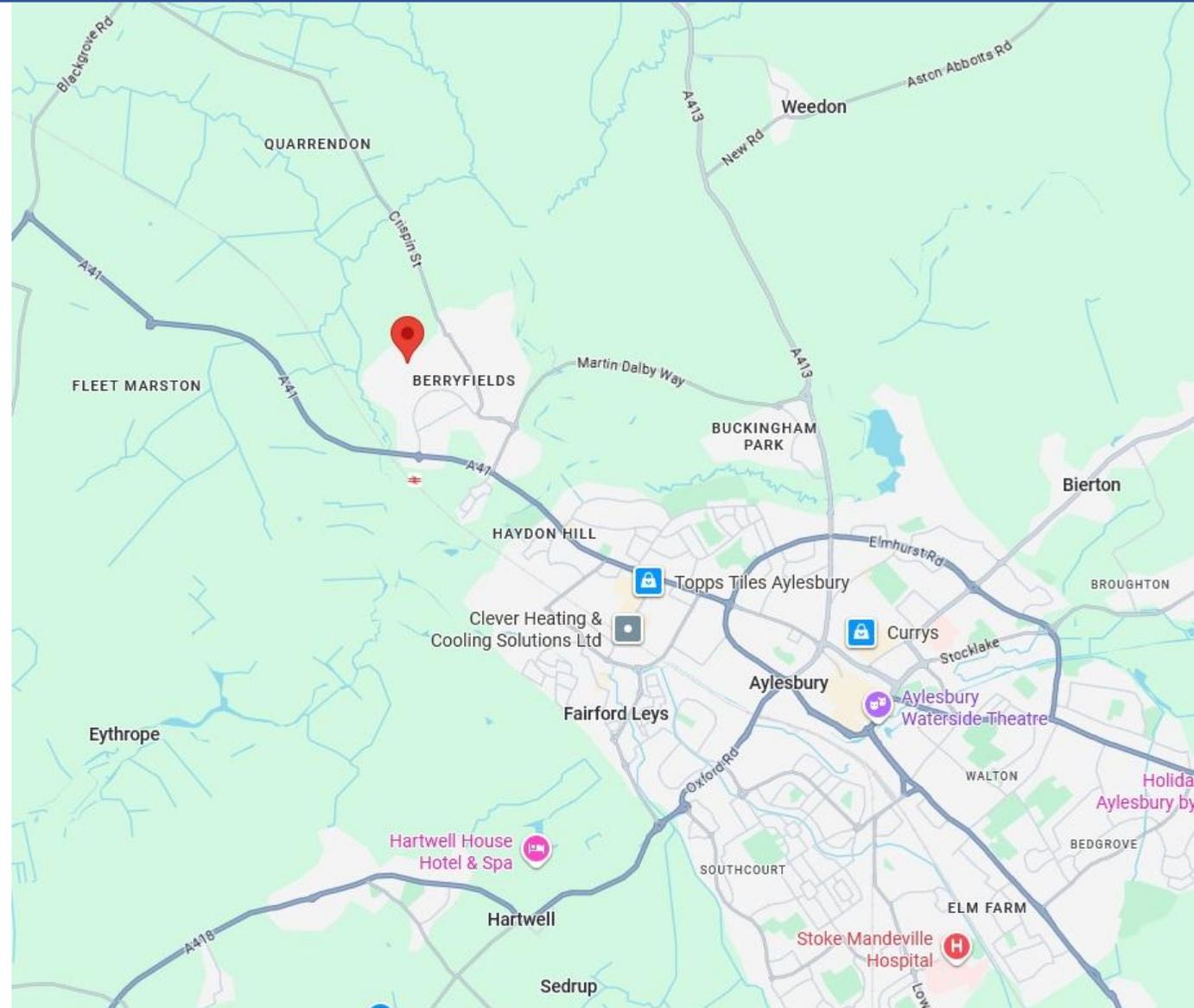
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Location:

The attractive market town of Aylesbury is located on the northern side of the Chiltern Hills, some 36 miles north-west of Central London. The town benefits from good road communications via the A41, which provides direct access to the M25 and M40 motorways, as well as the A413 and A418. Berryfields offers excellent road links towards surrounding towns and motorway networks. Train links to London from Berryfields very own Train Station Aylesbury Vale Parkway. A regular bus route connects the Aylesbury & Bicester. The property is situated in primarily residential area within 0.7 miles (15 min walk) from Aylesbury Vale Parkway Train Station, Sainsbury`s Local, Takeaway, Miller & Carter Steak House and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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