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The Grants guide to Buy To Let

in High Wycombe



Investing in High Wycombe

Situated approximately half way between London and Oxford, High Wycombe is the second largest town in Buckinghamshire and is only 29 miles from the Capital. It's not just an industrial centre, but also a market town, as shown by the busy stalls that crowd the high street three days a week – a tradition stretching right back to the 12th century.

Recreation

There is a gliding club and two flying schools at Wycombe Air Park, the modern name for Booker Airfield, situated to the south of the M40 motorway on the western edge of the town. The Air Park is also home to Buckinghamshire Squash and Racketball Club. There is also a large leisure centre to the south of town at the top of Marlow Hill where many sporting activities take place.

Sports

The town's football team, Wycombe Wanderers F.C., play at Adams Park, named after Frank Adams who donated the old Loakes Park ground to the club. Wycombe will start the 2009-10 season in Football League Division Two - the first time in this division since 2004. London Wasps Rugby Football Union Club have also played at Adams Park for home games since the 2002-03 season, during the club's most successful spell. Wasps are one of the world's most heavily supported and popular rugby teams - their presence in High Wycombe is naturally a huge boost for the town.

Transport Links

The town's nearest motorway is the M40 which has two junctions serving Wycombe junction 3 for Loudwater and High Wycombe (east) and junction 4 at Handy cross roundabout, for central Wycombe, Marlow and the surrounding area. The M25 and M4 are also fairly close. Other roads include the A404 towards Marlow and Amersham, the A4010 towards Aylesbury and the A40 towards Beaconsfield and Oxford. High Wycombe railway station is the only railway station in the town and is on the Chiltern Main Line with services to London Marylebone and Birmingham Snow Hill as well as services to Aylesbury via Princes Risborough. The station is the busiest in South Buckinghamshire with excellent links to London in around 30 minutes.



What to buy

Please note that the figures below are based on recent sales in High Wycombe and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£ 90K - £ 95K	£ 475 - £ 575 pcm
One bed (Apartment)	High	£110K - £130K	£ 600 - £ 675 pcm
Two bed (Apartment)	High	£150K - £180K	£ 750 - £ 900 pcm
Three bed (House)	Medium	£210K - £250K	£ 900 - £1100 pcm
Four bed detached	Medium	£300K - £400K	£1500 - £1900 pcm

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have white goods including a hob and oven, fridge and washer/dryer, and curtains and carpets.

