



TO LET

Yew Tree House, High Wycombe
£1,200 pcm + security deposit

**Spacious flat - two beds, two baths - 2
minutes to train station**

- Town centre flat
- 2 double bedrooms
- 1 Reception
- 2 Bathrooms
- Opposite train station
- Council Tax Band C
- Unfurnished
- Shower
- Balcony
- Dishwasher



£1,200 pcm +
security deposit

Yew Tree House,
53 Castle Street,
High Wycombe
HP13 6RN

>> Key Features

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Situated right in the heart of High Wycombe town centre, and just a two minute walk to the main line train station, this spacious and modern first floor apartment is ideal for the commuter or for professional people working in the town. Accommodation comprises entrance hall with entry phone system, large living room with wood laminate flooring and door to private balcony, open plan modern kitchen with all main appliances, master bedroom with en suite shower room, second double bedroom, modern bathroom with bath and shower over. Electric radiator heating. Double glazing. Available early August on an unfurnished basis. Sorry not suitable for pets, smokers or children. Council tax band C (Buckinghamshire County Council). Energy efficiency rating grade C. ARLA Propertymark AGENT WITH FULL CLIENT MONEY PROTECTION. PLEASE NOTE THAT THERE IS NO ALLOCATED PARKING WITH THIS PROPERTY. PERMIT PARKING MAY BE AVAILABLE IN NEARBY STREETS.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.



Kitchen

Living/Dining Room

Bedroom 1



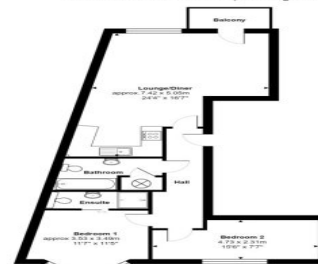


Bedroom 2

Bathroom 1

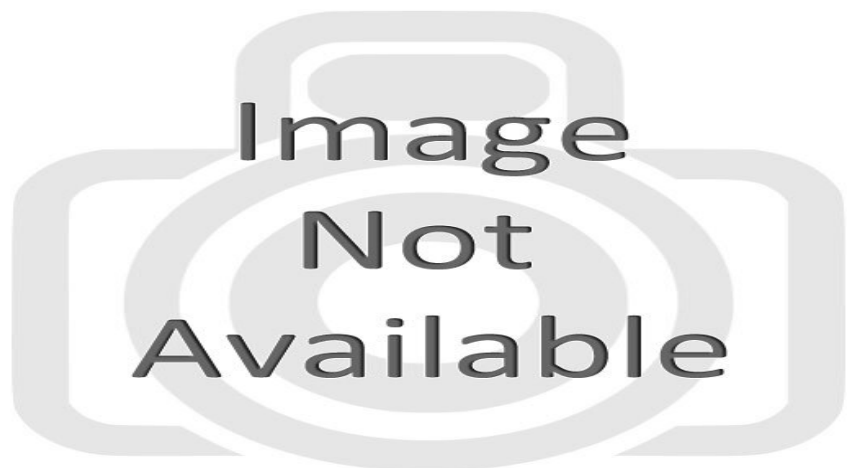
Bathroom 2

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Total Area: 66.8 m² ... 719 ft² (excluding balcony)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions



Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.