



TO LET

Amersham Hill, High Wycombe
£1,350 pcm + security deposit

Spacious, recently decorated and carpeted two bedroom flat - town centre

- Spacious property
- Town centre
- Gas Central Heating
- Walk to station
- Walk to shops
- Split level
- Two double bedrooms
- Balcony
- Quiet development



£1,350 pcm +
security deposit

Amersham Hill,
High Wycombe,
Bucks
HP13 6PB

>> Key Features

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- Town centre
- Gas Central Heating
- Walk to station
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- Balcony
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- Walk to shops

This recently decorated and carpeted two bedroom flat comes to the market on an unfurnished basis and is available early May 2024. Being a short walk to the town centre and train station, the accommodation in this spacious split level property comprises own front door, internal stairwell to first floor accommodation, large living room with feature fireplace and balcony, fitted kitchen (please ask about appliances), upstairs to two double bedrooms (both with built in cupboards) and bathroom with bath and shower over. Double glazing. Gas central heating. Parking within the development is not allocated and is on a first come first served basis. Permits for parking may be available from Bucks County Council. Energy efficiency rating C. Council tax band B (Buckinghamshire County Council). Available early May 2024 - unfurnished. Sorry no pets. Managed by a Propertymark member agent with full client money protection. UNFURNISHED.

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

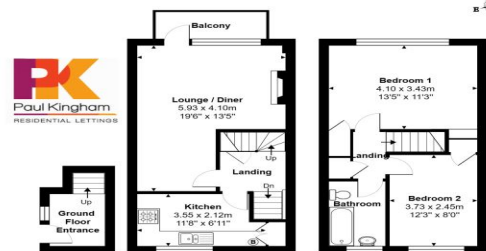
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coverage checker can be found on the website of Ofcom.





Edgecote House, Amersham Hill, High Wycombe, HP13 6PB
Approx. Total Area: 67.0 m² ... 721 ft² (excluding balcony and entrance)



Whilst every attempt has been made to ensure the accuracy of the floorplans 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



Certificate Number : 0276-1208-8207-8905-1200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	71
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0276-1208-8207-8905-1200>

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.