



TO LET

Bevelwood Gardens, High Wycombe
£875 pcm + security deposit

Attractive ground floor studio apartment near
J4 of M40.

- Ground floor studio flat
- Available early June 2025
- Large bedsitting room
- Bath with shower over
- Parking
- Energy Rating C
- Council Tax Band B
- Unfurnished
- 2 storage cupboards
- Communal gardens



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security deposit**

**Bevelwood Gardens
High Wycombe,
Bucks
HP12 3EZ**

>> Key Features

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- Large bedsitting room
- Bath with shower over
- Energy Rating C
- Council Tax Band B
- Unfurnished
- 2 storage cupboards
- Parking
- Communal gardens

A pleasant ground floor studio flat in the ever popular and well managed Bevelwood Gardens development, close to junction four of the M40 and within easy reach of High Wycombe town centre. With excellent bus connections nearby, accommodation comprises good size living room / bedsitting room, fitted kitchen, bathroom with bath and shower, large storage cupboard. Parking for one car plus visitor spaces. Double glazed, electric heating. Available early June on an unfurnished basis. Outside storage cupboard. Council Tax band B (Buckinghamshire County Council). EPC rating grade C. ONE YEAR MINIMUM TENANCIES ONLY PLEASE. No pets. Not suitable for children or families. Non-smoking accommodation. Advertised by a Propertymark member agent with full client money protection.

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.

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Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





10 Bevelwood Gardens, High Wycombe, HP12 3EZ

Approx. Total Area: 31.6 m² ... 340 ft²

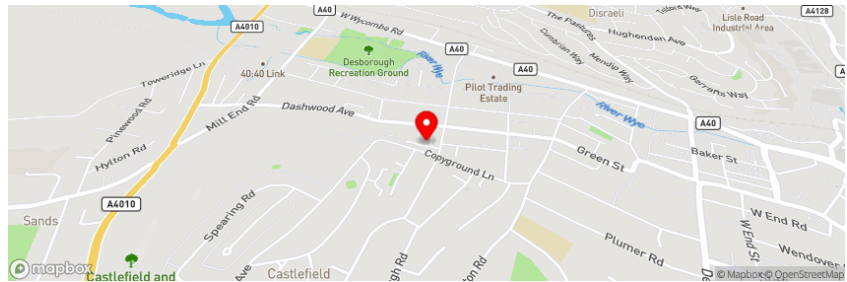


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions

Starting from HP11 1EX. Total : 2.8 miles (10mins)

1. Head northeast on Abbey Barn Rd toward London Rd/A40 (0.01 miles)
2. Turn left onto London Rd/A40 (0.4 miles)
3. At the roundabout, take the 1st exit and stay on London Rd/A40
Continue to follow A40
Go through 1 roundabout (1.1 miles)
4. At the roundabout, continue straight onto A404 (0.08 miles)
5. At the roundabout, take the 2nd exit (0.03 miles)
6. At the roundabout, take the 1st exit onto Queen Alexandra Rd (0.1 miles)
7. Continue onto Suffield Rd (0.3 miles)
8. Turn left onto Desborough Ave (0.03 miles)
9. Turn right onto Plumer Rd (0.2 miles)
10. Turn right onto Oakridge Rd (0.03 miles)
11. Turn left onto Copyground Ln (0.03 miles)
12. At the roundabout, take the 2nd exit onto Lee Ct (0.01 miles)
13. At the roundabout, continue straight onto Copyground Ln
Go through 1 roundabout (0.1 miles)
14. At the roundabout, take the 3rd exit onto Desborough Park Rd (0.03 miles)
15. Turn left onto Bevelwood Gardens
Destination will be on the right (0.04 miles)



Certificate Number : 1820-9002-0545-8096-1723

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/1820-9002-0545-8096-1723>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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.