



TO LET

26 Pinions Road, High Wycombe
£975 pcm + security deposit

**Pleasant one bedroom apartment - level walk
to town and train station**

- **First floor apartment**
- **Double bedroom**
- **Good size reception room**
- **Walk to station**
- **Shared use of garden**
- **Council Tax Band B**
- **Unfurnished**
- **Shower room**
- **Parking for one car**
- **Unfurnished**



£975 pcm +
security deposit

26 Pinions Road,
High Wycombe,
Bucks
HP13 7AS

>> Key Features

- First floor apartment
- Double bedroom
- Good size reception room
- Walk to station
- Council Tax Band B
- Unfurnished
- Shower room
- Parking for one car
- Shared use of garden
- Unfurnished

This very pleasant modern one bedroom first floor apartment is perfect for commuters being a level walk to High Wycombe town centre and train station. Available end September 2024, accommodation comprises small entrance hall with entry phone system, good size open plan living room/kitchen, master bedroom, modern shower room. Electric heating. Shared garden. Energy efficiency grade E. Council tax band B (Buckinghamshire County Council). Allocated parking for one car. Floor plan to follow.

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.



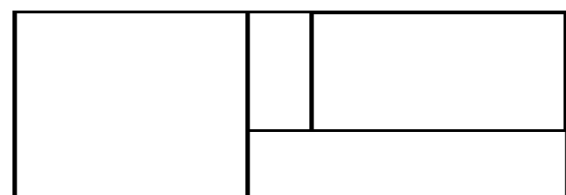


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Approx. Total Area: 34.7 m² ... 373 ft²



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.



**Waiting for
 Floorplan**

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51	51
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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.