



TO LET

Abercromby Avenue, High Wycombe
£1,495 pcm + security deposit

Very spacious three bedroom family apartment - close to town centre

- Spacious apartment
- 3 double bedrooms
- 2 reception rooms
- 2 off street parking spaces
- Bathroom with bath and shower
- Gas Central Heating
- Easy access to towns and trains
- Good proximity to J4 of M40
- Split level
- Would suit family tenancy



£1,495 pcm +
security deposit

Abercromby Avenu
High Wycombe,
Bucks
HP12 3AX

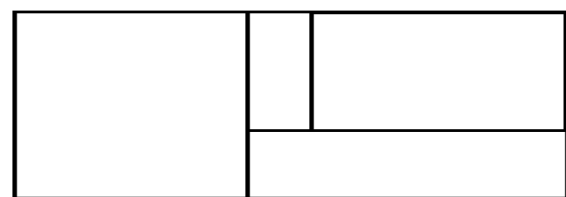
>> Key Features

- Spacious apartment
- 3 double bedrooms
- 2 reception rooms
- 2 off street parking spaces
- Gas Central Heating
- Easy access to towns and trains
- Good proximity to J4 of M40
- Split level
- Bathroom with bath and shower
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This very spacious three bedroom split level apartment above a commercial property comes to the market available immediately on an unfurnished basis. Being close to High Wycombe town centre and also a short distance to junction 4 of the M40, the accommodation comprises stairwell to first floor with large living room, fully fitted kitchen, dining room/study, bedrooms two and three plus family bathroom with bath and shower over. Upstairs to very spacious main bedroom with eaves storage space and own wardrobe space. Gas central heating. Parking off road for two vehicles. Energy efficiency rating C. Council tax band B (Buckinghamshire County Council). Managed by a Propertymark member agent, with full client money protection. No pets allowed. Non-smoking accommodation. Not suitable for sharers or students. Ideal for a family of four (max.).

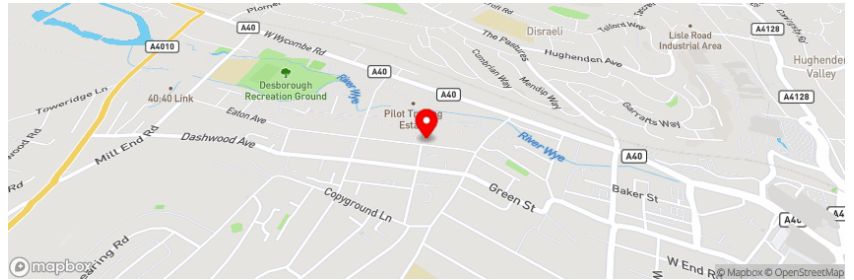
The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband 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.





**Waiting for
Floorplan**

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	73
55-68	D		
39-54	E		
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.