



TO LET

The Gowers, Amersham  
£1,100 pcm + security deposit

Very attractive one bedroom first floor flat close to Amersham town centre and station.

- Pleasant first floor flat
- One double bedroom
- Spacious reception room
- Close to town and trains
- Parking
- Quiet location
- Council Tax Band B
- Unfurnished
- Electric heating
- Boarded loft with light and ladder



£1,100 pcm +  
security deposit

The Gowers,  
Amersham,  
Bucks  
HP6 6ER

This very attractive one bedroom first floor flat comes to the market on an unfurnished basis and is available early June 2024. Being a short distance to Amersham town centre with its underground and national rail station, accommodation comprises hallway, good size living room with open plan fully equipped kitchen, large double bedroom with built in wardrobes and a modern shower room. Double glazing. Electric heating. Parking both on and off road. Energy rating grade D. Council tax band B (Buckinghamshire County Council). Managed by the agent, a Propertymark member with full client money protection. AVAILABLE EARLY JUNE 2024 - UNFURNISHED. Sorry no pets. Not suitable for children. NB. There is good loft space available at this property complete with light and loft ladder.

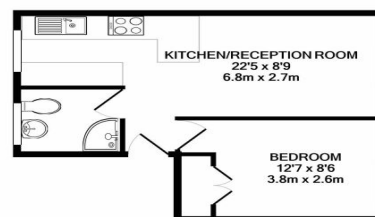
**IMPORTANT** - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and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

#### >> Key Features

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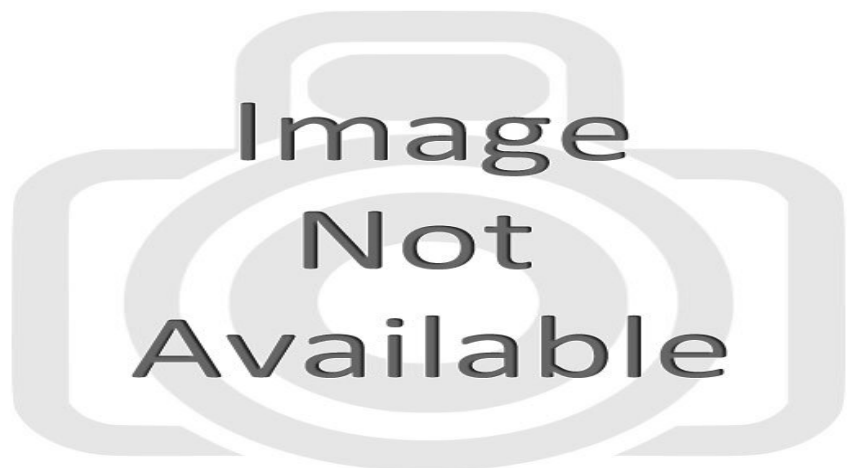
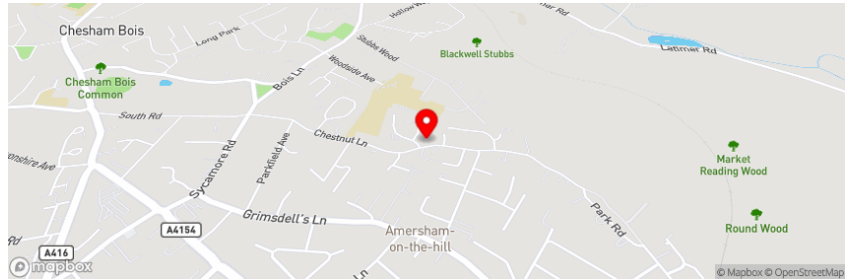






TOTAL APPROX. FLOOR AREA 337 SQ.FT. (31.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.