



**TO LET**

**Blackbird Mews, High Wycombe**  
**£1,295 pcm + security deposit**

**A very attractive and spacious two double bedroom ground floor apartment.**

- **Spacious GF apartment**
- **Two double bedrooms**
- **Allocated parking**
- **Own private patio area**
- **Ensuite shower room**
- **Well maintained development**
- **Pleasant communal grounds**
- **Close J3 of the M40**
- **Good access to towns and trains**
- **Electric heating**



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security deposit

Blackbird Mews,  
London Road,  
Loudwater  
HP10 9FT

#### >> Key Features

- Spacious GF apartment
- Two double bedrooms
- Allocated parking
- Own private patio area
- Well maintained development
- Pleasant communal grounds
- Close J3 of the M40
- Good access to towns and trains
- Ensuite shower room
- Electric heating

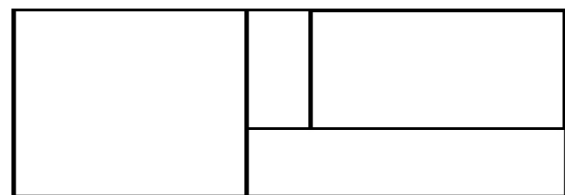
This very attractive and spacious two bedroom ground floor apartment comes to the rental market on an unfurnished basis, available end May 2024. Situated within easy access to junction 3 of the M40 and both Beaconsfield and High Wycombe, the accommodation comprises own front door to entrance hall with large storage cupboard and built in wardrobe, large living room with French doors to own private patio area which gives access to a large lawned area, modern fitted kitchen with appliances including a dishwasher, principal bedroom with built in wardrobes and ensuite shower room, second double bedroom, family bathroom with bath and hand held mixer shower. Double glazing. Electric heating and hot water. Energy efficiency rating C. Council tax band C (Buckinghamshire County Council). Well maintained communal grounds. Allocated parking for one vehicle. Some visitor parking. Bike storage shed. No pets allowed in the development. Managed by a Propertymark member agent with full client money protection. AVAILABLE END MAY 2024. Mostly unfurnished. Non-smoking accommodation.

**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

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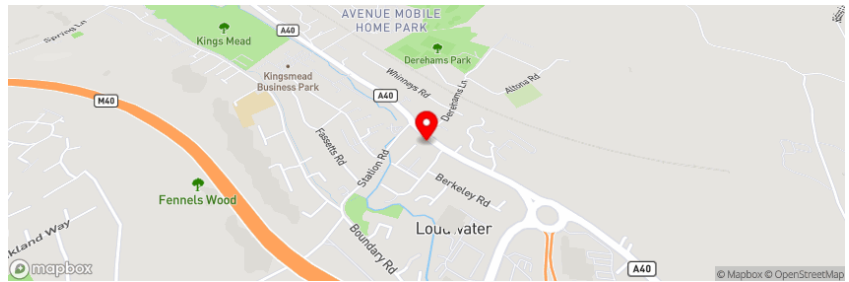
the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





**Waiting for  
Floorplan**

### Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	80
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.