



TO LET

Litton Court, High Wycombe
£975 pcm + security deposit

**Very nicely presented one bedroom flat on the
East side of High Wycombe**

- **Spacious one bedroom flat**
- **Double bedroom**
- **Large living room**
- **Bathroom with bath and shower**
- **One allocated parking space**
- **Energy Rating : C**
- **Council Tax Band C**
- **Unfurnished**
- **Juliet balcony**
- **Gas Central Heating**



£975 pcm +
security deposit

Litton Court,
London Road,
High Wycombe
HP10 9RZ

This very spacious and nicely presented one bedroom first floor flat comes to the market on an unfurnished basis and is available early October. Very close to junction 3 of the M40 and with easy access to the main bus routes and local train stations in both Beaconsfield and High Wycombe, accommodation comprises good size living room with wood laminate flooring and Juliet balcony, fitted kitchen (please ask about appliances), one double bedroom with mirror fronted built in wardrobe, bathroom with bath and shower over. Double glazing. Gas central heating. Allocated parking for one vehicle. Managed by an ARLA Propertymark member agent with full client money protection. Sorry no pets or children. **NON SMOKING ACCOMMODATION. AVAILABLE EARLY OCTOBER ON AN UNFURNISHED BASIS. PLEASE NOTE:** Not suitable for anyone who wishes to park any type of commercial vehicle on site overnight. Landlord does not supply curtains.

>> Key Features

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- Double bedroom
- Large living room
- Bathroom with bath and shower
- Energy Rating : C
- Council Tax Band C
- Unfurnished
- Juliet balcony
- One allocated parking space
- Gas Central Heating





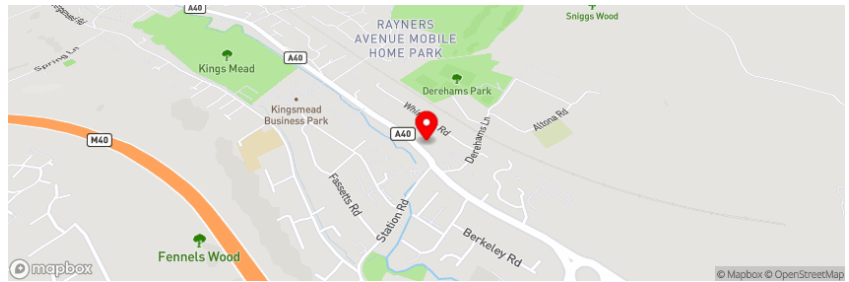
Litton Court, London Road, Loudwater, HP10 9RZ

Approx. Total Area: 49.2 m² ... 530 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



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	78
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.