



TO LET

Priory Road, High Wycombe
£1,100 pcm + security deposit

Excellent first floor distinctive flat - walk to town and trains

- Lovely first floor flat
- Walk to trains and town
- Unfurnished
- One parking space
- Small communal grounds/seating area
- Electric heating
- One double bedroom
- Built in wardrobe
- Bath with shower over
- Council tax band B



£1,100 pcm +
security deposit

Priory Road,
High Wycombe,
Bucks
HP13 6SL

This very attractive one bedroom first floor flat comes to the market on an unfurnished basis and is available early June 2024. Within easy walking distance of the train station and town centre, the accommodation in this characterful property comprises large living room with feature fireplace and recessed area ideal for a desk/working space, modern fitted kitchen (please ask about appliances), good size double bedroom with generous built in mirrored wardrobes plus airing cupboard with some storage space, bathroom with bath and electric shower over and large storage cupboard. Double glazing. Electric heating. Small communal seating area outside plus washing lines. One allocated parking space. Council tax band B (Buckinghamshire County Council). Energy efficiency rating D. Not suitable for children or pets. AVAILABLE UNFURNISHED, EARLY JUNE 2024.

>> Key Features

- Lovely first floor flat
- Walk to trains and town
- Unfurnished
- One parking space
- Electric heating
- One double bedroom
- Built in wardrobe
- Bath with shower over
- Small communal grounds/seating
- Council tax band B

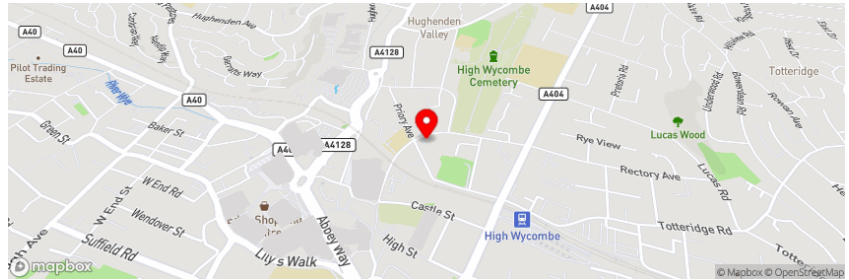




Floor Plan
Floor area 40.6 m² (437 sq.ft.)

TOTAL: 40.6 m² (437 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas including any built floor areas, openings and conversions are approximate. It should not be used as a basis for any contract or agreement. It is hereby declared that any area, extension or measurement is given and not given to any person. It is hereby declared that any area, extension or measurement is given and not given to any person.

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	61	
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.