



TO LET

Fordview, High Wycombe
£1,850 pcm + security deposit

Very spacious split level apartment in quiet no through road - near town

- **Spacious split level apartment**
- **Quiet no through road**
- **Close to town and playing fields**
- **Allocated parking for one car**
- **Spacious lounge with balcony**
- **Gas Central Heating**
- **3 double bedrooms**
- **3 bathrooms**
- **Large kitchen**
- **Views of River Wye**



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security deposit

Fordview,
Bassetbury Lane,
High Wycombe
HP11 1HT

This spacious ground floor duplex apartment located in Bassetbury Lane, is the ideal place to call home. With three double bedrooms, this modern property is perfect for growing families or those seeking extra space. The fully fitted kitchen is both stylish and practical with plenty of room for a table and chairs. This split level property enjoys gas central heating plus double glazing and the very spacious living room features a balcony, allowing you to enjoy fresh air and views over the River Wye. This property includes one allocated parking space and a large communal bike cupboard. The property also boasts a shower room, family bathroom, and ensuite shower room. This energy-efficient apartment has been graded B, ensuring your energy bills are kept to a minimum. Council tax band D applies (Buckinghamshire County Council). Don't miss out on the chance to live in this spacious and modern duplex apartment, close to all the amenities that High Wycombe has to offer. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. SORRY NO PETS.

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

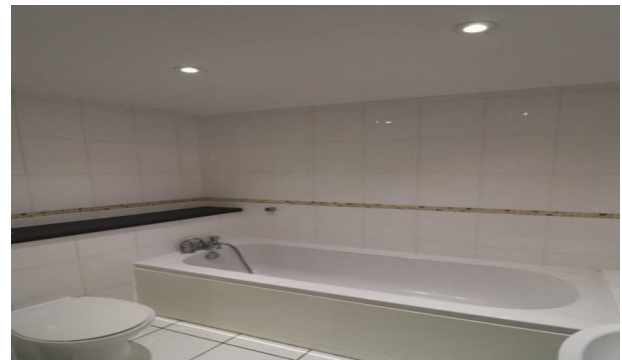
>> Key Features

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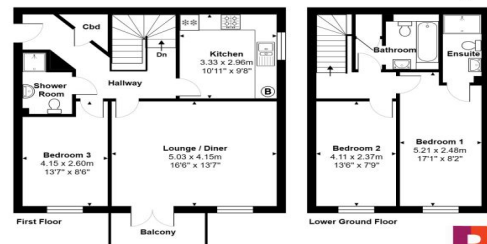
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the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.



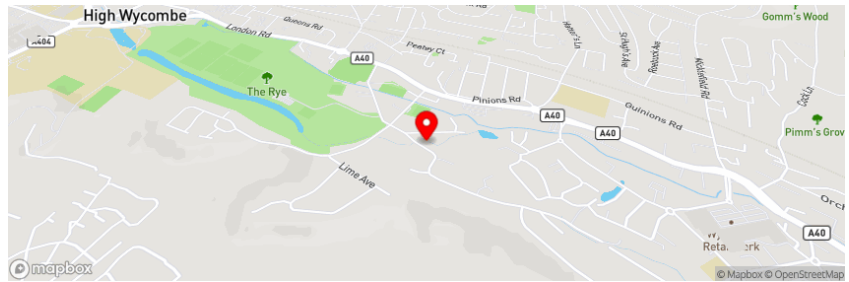


Fordview, Bassetsbury Lane, High Wycombe, HP11 1HT
Approx. Total Area: 97.1 m² ... 1046 ft² (excluding balcony)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 : 0321-2359-0189-7004-0443

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81	81
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0321-2359-0189-7004-0443>

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.