



TO LET

Coningsby Court, High Wycombe
£1,095 pcm + security deposit

**Newly decorated one bedroom ground floor
apartment - quiet location - close to town
centre**

- **Attractive ground floor flat**
- **1 double bedroom**
- **Newly decorated May 24**
- **Bathroom with bath and shower**
- **Small shared garden**
- **Energy Rating : C**
- **Council Tax Band B**
- **Unfurnished**
- **One parking space**
- **Walk to town and station**



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security deposit

Coningsby Court,
Coningsby Road,
High Wycombe
HP13 5LJ

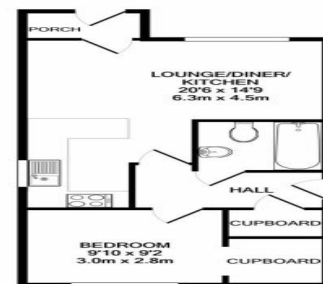
This newly decorated and very pleasant one bedroom ground floor apartment comes to the market on a unfurnished basis and is available immediately. Situated close to High Wycombe town centre, local shops, train station and other amenities, accommodation comprises pleasant open plan living room / modern kitchen with appliances, one good size double bedroom with built in wardrobes, tiled bathroom with bath and shower. Gas central heating. One allocated parking space. Small communal grounds. Council tax band B (Buckinghamshire County Council). Energy efficiency rating grade C. MANAGED BY AN ARLA PROPERTYMARK MEMBER. NOT SUITABLE FOR CHILDREN. WOULD SUIT PROFESSIONAL COUPLE OR SINGLE PERSON. SORRY NO DOGS ALLOWED.

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

- Attractive ground floor flat
- 1 double bedroom
- Newly decorated May 24
- Bathroom with bath and shower
- Energy Rating : C
- Council Tax Band B
- Unfurnished
- One parking space
- Small shared garden
- Walk to town and station





TOTAL APPROX. FLOOR AREA 458 SQ. FT. (42.6 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.
Made with Metropix 102021

Directions

Starting from HP11 1EX. Total : 2.6 miles
(13mins)

1. Drive northeast on Abbey Barn Road. (0.01 miles)
2. Turn left onto A40. (0.4 miles)
3. Enter the roundabout and take the 2nd exit onto London Road/A40. (0.4 miles)
4. Enter London Road and take the 2nd exit onto London Road/A40. (0.6 miles)
5. Enter the roundabout and take the 2nd exit. (0.03 miles)
6. Turn left onto Abbey Way/A40. (0.3 miles)
7. Enter the roundabout and take the 3rd exit onto Archway/A4128. (0.3 miles)
8. Enter the roundabout and take the 2nd exit onto Hughenden Road/A4128. (0.04 miles)
9. Turn left onto Hughenden Road/A4128. (0.1 miles)
10. Turn right onto Hamilton Road. (0.06 miles)
11. Turn left onto Coningsby Road. (0.05 miles)
12. Your destination is on the right. (0.00 miles)



Certificate Number : 0820-9159-0015-9000-1753

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0820-9159-0015-9000-1753>

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.