



TO LET

Alexandra Park, High Wycombe
£1,275 pcm + security deposit

Town centre flat, newly painted - walk to town and trains - new kitchen fitted June 24.

- **Spacious ground floor flat**
- **Two bedrooms**
- **New kitchen June 2024**
- **Bathroom with bath and shower**
- **Adjacent to hospital**
- **Town centre - walk to trains**
- **Mainly unfurnished**
- **Allocated parking space**
- **Some visitor parking**
- **Large living room with French doors**



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Alexandra Park,
High Wycombe,
Bucks
HP11 2HJ

>> Key Features

- Spacious ground floor flat
- Two bedrooms
- New kitchen June 2024
- Bathroom with bath and shower
- Town centre - walk to trains
- Mainly unfurnished
- Allocated parking space
- Some visitor parking
- Adjacent to hospital
- Large living room with French do

Situated just a short walk to High Wycombe town centre and train station, this spacious and newly painted two bedroom ground floor apartment is available immediately on a mainly unfurnished basis. Accommodation comprises large living room with doors to what is in essence a private seating area, newly fitted kitchen with appliances (June 24), large master bedroom with good natural light, second double bedroom, bathroom with bath and shower over. Electric heating and hot water. Available immediately. Allocated permit parking for one car and some visitor parking. Council tax band C. Energy efficiency rating grade D. Managed by an ARLA Propertymark member with full client money protection. WOULD SUIT TWO ADULT PERSONS MAXIMUM. NOT IDEAL FOR CHILDREN. NO PETS ALLOWED. NB - THIS PROPERTY DOES NOT COME WITH CURTAINS BUT POLES ARE PROVIDED. NEW WINDOWS AND FRENCH DOORS TO BE FITTED END JUNE 2024.

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

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



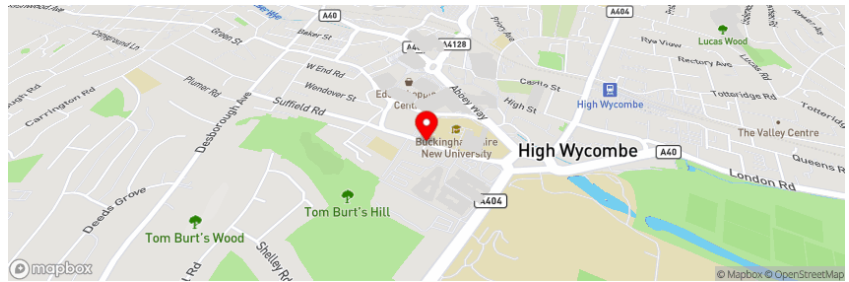


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 Approx. Total Area: 48.9 m² ... 527 ft²



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		
55-68	D	58	66
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.