



TO LET

Wyatt Close, High Wycombe
£775 pcm + security deposit

**Ideal for the first time renter or single person -
newly decorated studio flat**

- **Newly painted June 24**
- **Ground floor**
- **Bedroom/living room**
- **Bathroom with bath and shower over**
- **Balcony**
- **Council Tax Band A**
- **Unfurnished**
- **Newly double glazed June 24**
- **Parking for one car**
- **Pleasant development**



£775 pcm +
security deposit

Wyatt Close,
Downley,
High Wycombe
HP13 5YU

This very pleasant newly decorated (June 24) ground floor studio apartment is ideally situated just a short distance to High Wycombe town centre and a few minutes drive to junction four of the M40. Accommodation comprises entrance hall, living room/bed room with balcony, fully fitted kitchen, bathroom with shower. Electric heating. Allocated parking for one car. New double glazing fitted June 2024. Available immediately on an unfurnished basis. Council tax band A (Buckinghamshire County Council). Energy efficiency rating D. THIS PROPERTY IS MANAGED BY THE AGENT, AN ARLA Propertymark MEMBER. Sorry no pets or children. Non-smoking accommodation.

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.

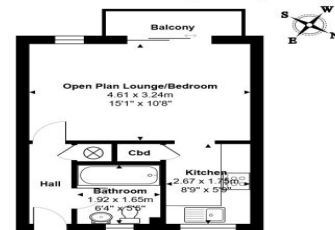
>> Key Features

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- Ground floor
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- Bathroom with bath and shower o
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 Total Area: 27.9 m² ... 300 ft² (excluding balcony)



Whilst every attempt has been made to ensure the accuracy of the floor plans 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

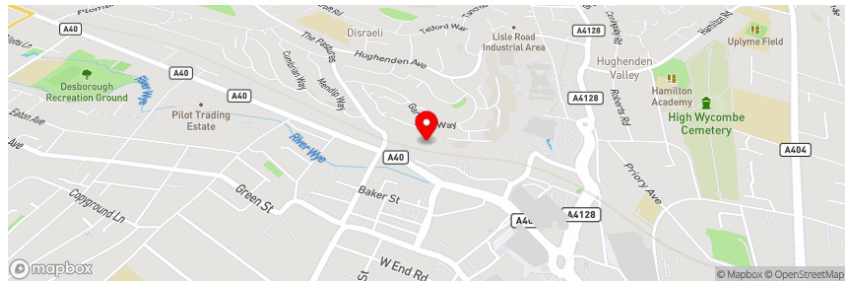


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Available

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.