



TO LET

Heath Road, Beaconsfield
£1,600 pcm + security deposit

Excellent spacious two bedroom ground floor maisonette - close to Beaconsfield.

- Excellent maisonette
- Ground floor
- Spacious
- Two double bedrooms
- Near Beaconsfield
- Gas Central Heating
- One/two reception rooms
- Modern interior
- Driveway parking
- Private garden



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security deposit

Heath Road,
Beaconsfield,
Bucks
HP9 1DD

>> Key Features

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- Spacious
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- Modern interior
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- Near Beaconsfield
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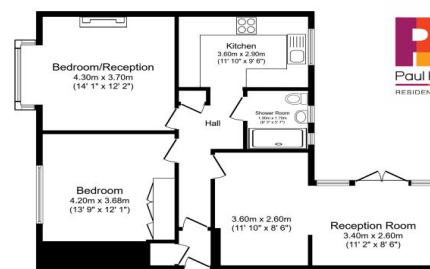
This newly painted and carpeted extremely spacious property comes to the market on an unfurnished basis, available immediately. Being situated a short distance to Beaconsfield with its main line train station, the accommodation comprises large living room at rear with plenty of natural light and doors to patio and private garden, fully fitted modern kitchen with appliances (including induction hob), large main bedroom with built in cupboard units, spacious second double bedroom/second living room with bay window, excellent shower room with double sized cubicle. Gas central heating. Double glazing. Off street parking for two vehicles. Rear garden with storage shed. Energy efficiency rating grade C. Council tax band C (Buckinghamshire County Council). Available immediately unfurnished. Managed by the agent, a Propertymark member with full client money protection.

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

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coverage checker can be found on the website of Ofcom.

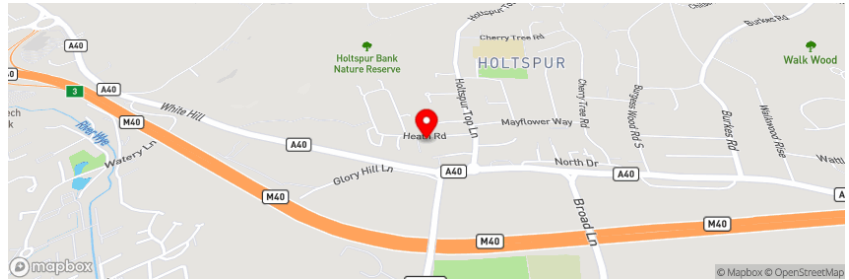




Floor Plan
Floor area 69.9 sq.m. (752 sq.ft.)

TOTAL: 69.9 sq.m. (752 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), coverage and orientations are approximate. It shall not constitute any contract or agreement. It shall be used for general information only. It shall not be used as a basis for any legal proceedings.

Directions



Certificate Number : 3134-5227-5300-0009-7296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3134-5227-5300-0009-7296>

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.