



**TO LET**

**Greenacres, High Wycombe**  
**£1,325 pcm + security deposit**

**Freshly decorated & carpeted - Pleasant two bedroom cluster home near HW town and trains**

- 2 bedroom cluster home
- 2 double bedrooms
- Large reception room
- Bathroom with bath & shower over
- Downstairs WC
- New carpets October 24
- Newly painted October 24
- Walk to the RGS
- Energy rating D
- Parking



£1,325 pcm +  
security deposit

Greenacres,  
Green Hill,  
High Wycombe  
HP13 5QB

#### >> Key Features

- 2 bedroom cluster home
- 2 double bedrooms
- Large reception room
- Bathroom with bath & shower over
- New carpets October 24
- Newly painted October 24
- Walk to the RGS
- Energy rating D
- Downstairs WC
- Parking

Newly painted and carpeted (Oct 24), this spacious two bedroom cluster home situated a short distance from High Wycombe town centre and train station offers ideal living space for a couple or professional sharers. A short walk to the Royal Grammar School, accommodation comprises entrance hall, WC, spacious living room with large understairs cupboard, recently fitted kitchen, upstairs to two double bedrooms, family bathroom with bath and electric shower over. Electric heating. Off street parking. Easy to maintain front garden. Small outside storage cupboard. Recently fitted double glazed windows. Energy performance rating grade D. Council tax band C (Buckinghamshire County Council). THIS PROPERTY IS PROFESSIONALLY MANAGED BY THE AGENT WHO ARE PROPERTYMARK MEMBERS WITH FULL CLIENT MONEY PROTECTION. 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 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.



Front

Kitchen : 11.19' x 5.45' (3.41m x 1.66m)

Living/Dining Room : 14.50' x 13.91' (4.42m x 4.24m)





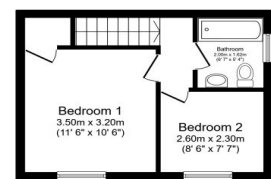
Front

Bedroom 1 : 10.99' x 10.83' (3.35m x 3.30m)

Bedroom 2 : 8.66' x 8.04' (2.64m x 2.45m)



**Ground Floor**  
Floor area 28.6 m<sup>2</sup> (307 sq.ft.)

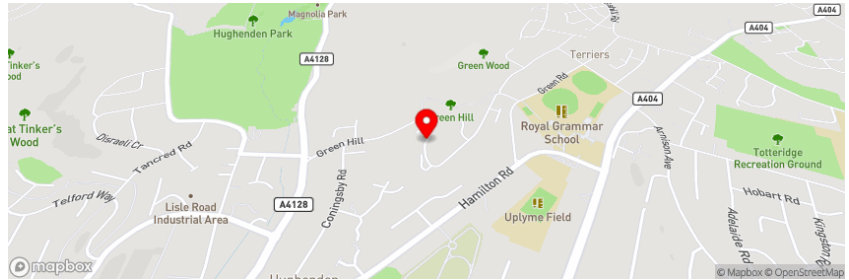


**First Floor**  
Floor area 25.6 m<sup>2</sup> (276 sq.ft.)

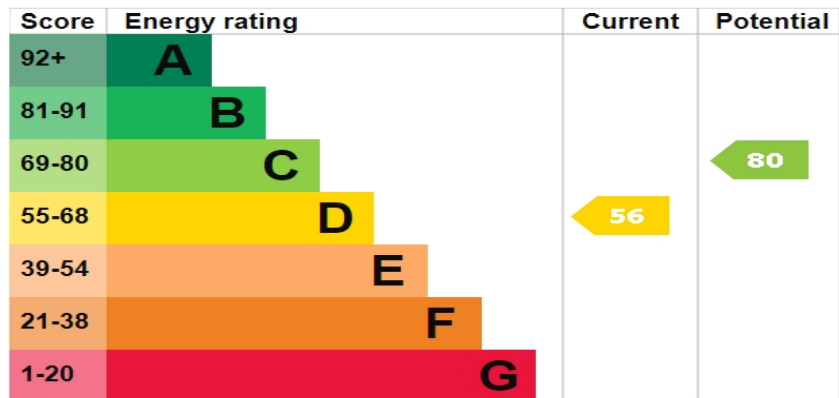
TOTAL: 54.2 m<sup>2</sup> (583 sq.ft.)

This floor plan is for illustrative purposes only. It is not meant to scale. Any measurements, floor areas (including any total floor area), coverage and orientations are approximate. It shall not constitute any contract or agreement and is not binding in any way. It is subject to change without notice. It is not intended to be used as a basis for any contract or agreement. It is subject to change without notice. It is not intended to be used as a basis for any contract or agreement. It is subject to change without notice.

### Directions



Certificate Number : 0380-2886-5410-2604-5111



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0380-2886-5410-2604-5111>

### 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.