



TO LET

Kingsmead Road, High Wycombe
£1,325 pcm + security deposit

Attractive two bedroom modern flat - convenient location

- Two bedroom apartment
- First floor
- Gas Central Heating
- Convenient location
- Energy efficiency grade C
- Bathroom with bath and shower over
- Unfurnished
- Modern home
- Balcony
- One parking space



£1,325 pcm +
security deposit

Kingsmead Road,
High Wycombe,
Bucks
HP11 1AL

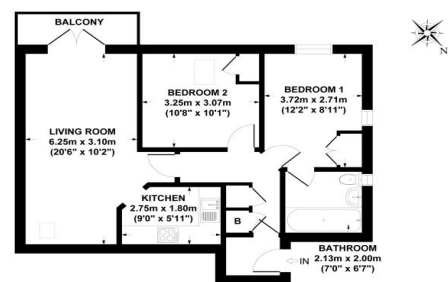
>> Key Features

- Two bedroom apartment
- First floor
- Gas Central Heating
- Convenient location
- Bathroom with bath and shower over
- Unfurnished
- Modern home
- Balcony
- Energy efficiency grade C
- One parking space

This very attractive two bedroom top floor apartment comes to the market on an unfurnished basis, available end Sept 24. Conveniently located on the Kingsmead Road and opposite playing fields, the accommodation comprises entrance hall with entry phone system, airing cupboard and storage cupboard, large living room with wood laminate flooring and balcony, fitted kitchen with appliances, two double bedrooms, both with built in cupboards/wardrobes (main bedroom has door to family bathroom), family bathroom with bath and shower over. Double glazing. Gas central heating. Allocated parking for one car. Bike store. AVAILABLE END SEPTEMBER 2024. UNFURNISHED. Sorry no pets. Council tax band C. (Buckinghamshire County Council) and energy efficiency rating grade C.

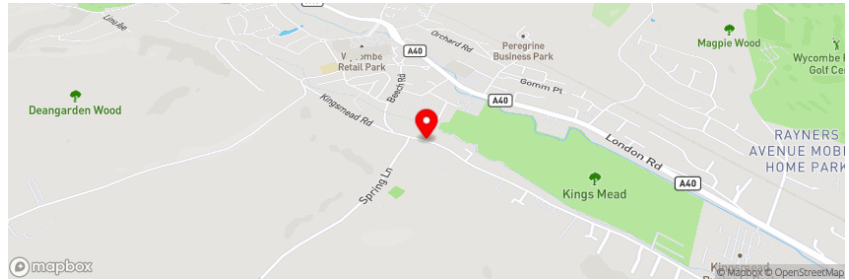
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality 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.





MORRIS MEWS, RUGBY RISE, KINGSMEAD ROAD, HIGH WYCOMBE, HP11 1AL
 APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M / 437 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Directions



Certificate Number : 4034-8721-1400-0421-1202

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4034-8721-1400-0421-1202>

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.