



TO LET

High Street, Prestwood
£1,195 pcm + security deposit

Beautifully presented one bedroom first floor apartment

- Excellent one bedroom flat
- 1st floor
- Walk to train station
- Open living room/kitchen
- Modern property
- Close to shops and amenities
- Gas central heating
- Double glazing
- Large double bedroom
- Bath and shower cubicle



**£1,195 pcm +
security deposit**

High Street,
Prestwood,
Bucks
HP16 9EJ

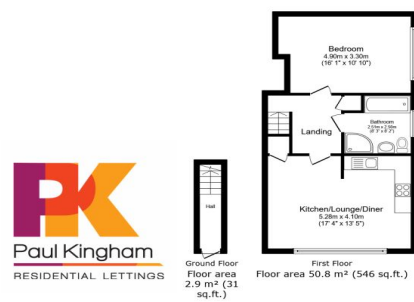
>> Key Features

- Excellent one bedroom flat
- 1st floor
- Walk to train station
- Open living room/kitchen
- Close to shops and amenities
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- Double glazing
- Large double bedroom
- Modern property
- Bath and shower cubicle

This beautifully presented one bedroom first floor apartment comes to the market on an unfurnished basis and is available mid-December 2024. Walking distance to Great Missenden train station, this spacious accommodation comprises own front door, stairs to first floor, landing, very spacious open plan kitchen/living room with wood effect flooring, one large double bedroom and a modern bathroom with bath and separate shower cubicle. Gas central heating. Double glazing. Unfurnished. No pets. Non-smoking accommodation. Available mid-December 2024. Council tax band understood to be band C (Buckinghamshire County Council) and energy efficiency rating grade C. NB There is no allocated parking for this property. On street permits may be available from the local council. Tenants should make their own enquiries in this regard.

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.

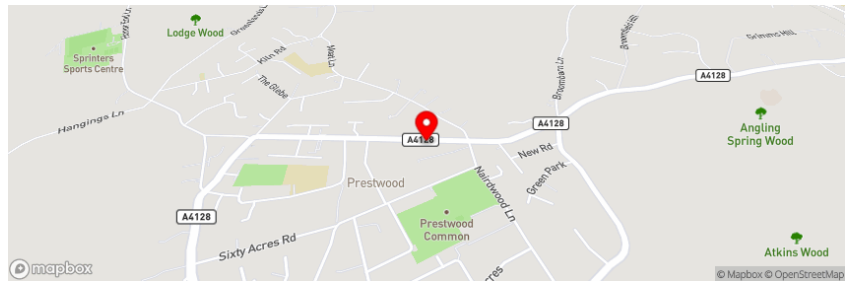




TOTAL: 53.7 m² (578 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), squareage and conversions are approximate. No liability will be accepted for any errors or omissions. The information is not to be used as a basis for any legal proceedings. No liability is accepted for any errors, omission or misstatements. A party must rely upon its own inspection. Approved by www.rightmove.co.uk

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	72
55-68	D		
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.