



TO LET

Templestide Gardens, High Wycombe
£1,395 pcm + security deposit

A beautifully presented spacious and modern
two bedroom apartment - viewing highly
recommended

- Modern apartment
- Two double bedrooms
- Large reception room
- 2 Bathrooms
- Parking
- Energy Rating : C
- Council Tax Band C
- Part Furnished
- Shower
- Balcony



**£1,395 pcm +
security deposit**

**TempleSide Garden
West Wycombe Ro
High Wycombe
HP12 3FQ**

This extremely well presented two-bedroom first floor apartment offers modern and versatile living space for a professional couple or single applicant. Being a short distance from both Junction 4 of the M40 and High Wycombe town centre, accommodation comprises entrance hall with entry phone system and intruder alarm, large storage cupboard, very spacious open plan lounge and kitchen/diner with balcony, master bedroom with en suite shower room, second double bedroom with built in wardrobes, family bathroom with bath and hand-held mixer shower. Gas central heating. Double glazing. Energy efficiency rating grade C. Council tax band C. One allocated parking space. Shared bicycle store. Communal grounds. This property is available early March on a part furnished. Managed by a Propertymark member agent with full client money protection. Sorry no pets allowed. 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

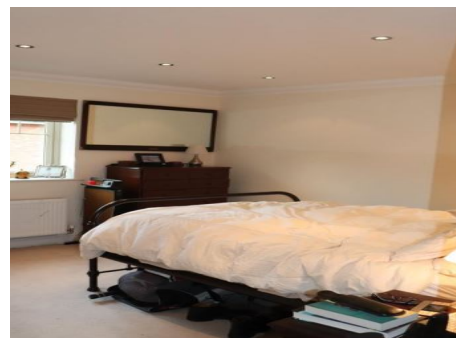
>> Key Features

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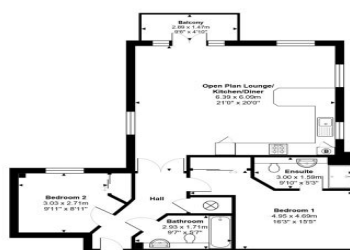
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coverage checker can be found on the website of Ofcom.





7 Templeside Gardens, West Wycombe Road, High Wycombe HP12 3FQ
Total Area: 77.7 m² ... 836 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

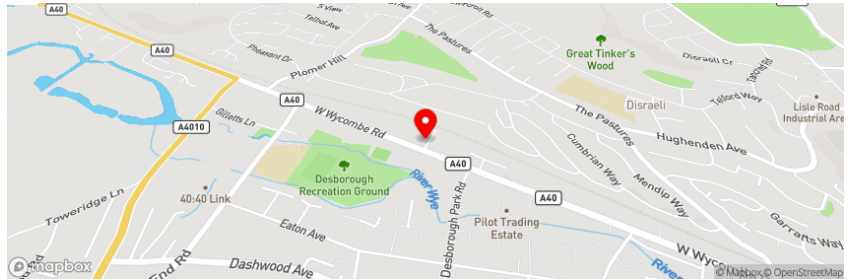


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Available

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.