



TO LET

Camden Place, Bourne End  
£1,750 pcm + security deposit

## Delightful detached character cottage - walk to town and trains

- Delightful detached cottage
- Walking distance to station and village
- Peaceful, unique location
- Off street parking
- Adjacent pleasant garden
- Gas Central Heating
- Two bedrooms
- Ensuite/family bathroom
- Separate shower cubicle
- Gardening services included



**£1,750 pcm +  
security deposit**

Camden Place,  
Bourne End,  
Bucks  
SL8 5RW

This delightful detached two-bedroom cottage believed to date back to the 18th century comes to the rental market on an unfurnished basis and is available immediately. Understood to have been a gate house to a larger estate originally, this characterful accommodation comprises front door (complete with viewing panel) to beamed living room with parquet flooring and open fireplace, modern fully fitted kitchen with stone worktops (please ask about appliances), utility room, cloakroom, upstairs to main bedroom with built in wardrobes and ensuite/family bathroom benefitting from a bath and separate shower cubicle, second bedroom/study with built in wardrobe. Gas central heating (boiler recently installed). Very pleasant garden adjacent to the property with off street parking for two cars (gardener included in the rent). Energy efficiency rating grade E. Council tax band E (Buckinghamshire County Council). AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. NOT SUITABLE FOR CHILDREN (VERY STEEP STAIRCASE). NON-SMOKING ACCOMMODATION MANAGED BY THE AGENT, A PROPERTYMARK MEMBER AGENT. PREFER NO PETS. NB - The garage is not included.

**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

#### >> Key Features

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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.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





## Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85
69-80	C		
55-68	D		
39-54	E	42	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

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.