



TO LET

Riversdale House, High Wycombe
£995 pcm + security deposit

Very attractive one bedroom flat close to the town centre.

- Ground floor flat
- Open plan
- Walk to town and trains
- Bathroom with bath and shower over
- Council tax band B
- Unfurnished
- Secure gated development
- One allocated parking space
- Overlooking open parkland
- Electric heating



**£995 pcm +
security deposit**

**Riversdale House,
41 London Road,
High Wycombe
HP11 1BN**

This excellent ground floor executive apartment being part of a secure, gated development with views of open parkland is ideally positioned just a short walk to High Wycombe town centre and train station. Accommodation comprises entrance hall with entry phone system, large open plan kitchen/living room (with all main appliances and granite worktops), very spacious double bedroom, fully tiled bathroom with bath and shower over. Electric Electrastream radiator heating. Double glazing. Some communal grounds. Parking space for one car. Energy efficiency rating grade C. Council tax band B (Buckinghamshire County Council). SORRY NO PETS ALLOWED. WOULD SUIT SINGLE PROFESSIONAL PERSON OR A COUPLE. AVAILABLE EARLY MAY UNFURNISHED. Managed by a Propertymark member agent.

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.

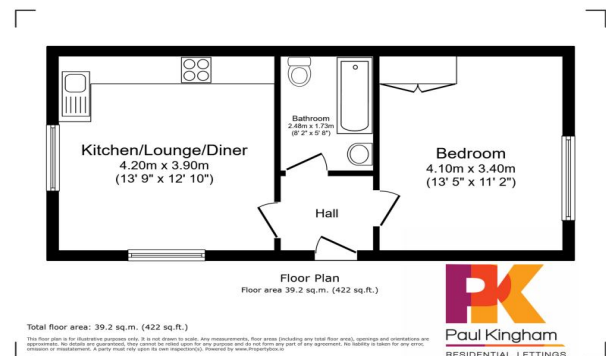
>> Key Features

- Ground floor flat
- Open plan
- Walk to town and trains
- Bathroom with bath and shower over
- Unfurnished
- Secure gated development
- One allocated parking space
- Overlooking open parkland
- Council tax band B
- Electric heating

£995 pcm +
security deposit

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





Directions

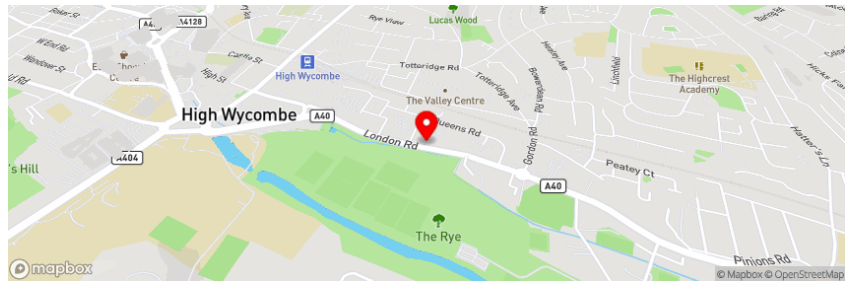


Image
Not
Available

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.