



TO LET

Oakridge Road, High Wycombe  
£1,295 pcm + security deposit

Newly decorated modern property - 2  
bedrooms with garden.

- Newly painted April 2025
- Modern terraced house
- Large reception room
- Bathroom with bath and shower over
- Secure barrier parking
- Council Tax Band C
- Unfurnished
- Electric heating
- Downstairs WC
- Rear garden - gardener included



**£1,295 pcm +  
security deposit**

**Oakridge Road,  
High Wycombe,  
Bucks  
HP11 2PF**

This newly decorated mid-terrace property, being one of just four homes in this attractive development, offers well designed and spacious accommodation for a couple or single professional person. The property comprises entrance hall with cloakroom, good size living room with doors to patio and enclosed rear garden (gardening services included), modern kitchen with appliances, two double bedrooms and a family bathroom with bath and shower over. Off street parking for one car protected by a remote-controlled barrier. Double glazing. Electric heating. Energy efficiency rating grade to follow (assumed to be D). Council tax band C. Available immediately on an unfurnished basis. Managed by the agent - an experienced Propertymark member with full client money protection. AVAILABLE IMMEDIATELY. UNFURNISHED. PREFER NO PETS.

**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

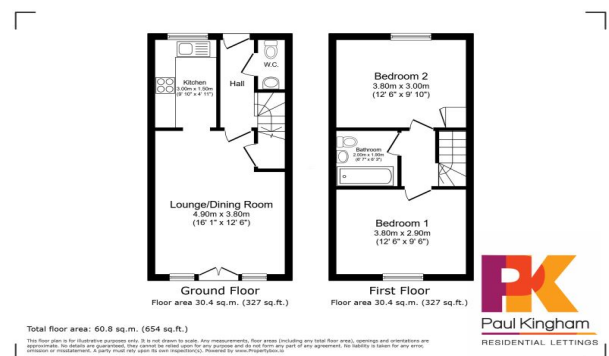
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Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.







## Directions

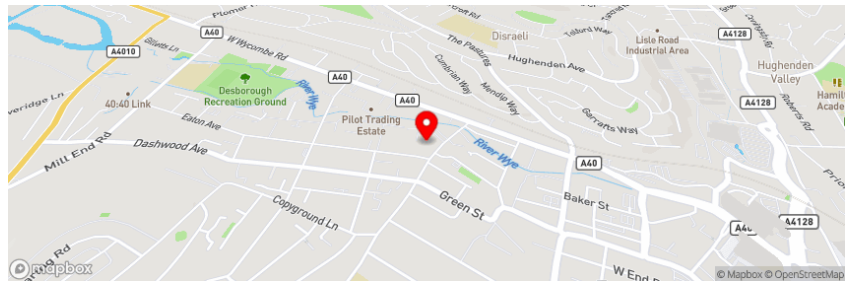


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Not  
Available

## 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.