



TO LET

West End Road, High Wycombe
£1,300 pcm + security deposit

Newly decorated 2 bedroom town centre apartment - 2 bathrooms. Ideal for sharers.

- Newly decorated (April 2025)
- 2 bedrooms
- 2 bathrooms
- Town centre
- Large reception room
- Unfurnished
- Secure parking
- Gated development
- Private balcony
- Ideal for professional sharers



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security deposit**

West End Road,
High Wycombe,
Bucks
HP11 2AT

>> Key Features

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- 2 bathrooms
- Town centre
- Unfurnished
- Secure parking
- Gated development
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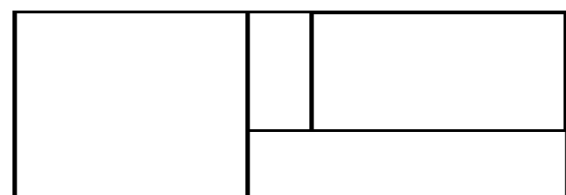
This spacious and newly decorated second floor modern apartment is ideally situated just a short walk to High Wycombe town centre and Eden shopping centre. Accommodation comprises entrance hall with entry phone system, good size living room with feature fireplace, modern fitted kitchen, two bedrooms (master bedroom with en suite shower room) and smaller double bedroom with access to a private balcony. Family bathroom with hand held mixer shower. One allocated parking space in a secure, gated car park. Economy seven night storage heating. Energy efficiency rating grade C. Council tax band C. Available immediately on an unfurnished basis. MANAGED BY A PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION. AVAILABLE IMMEDIATELY. UNFURNISHED. 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 coverage checker can be found on the website of Ofcom.

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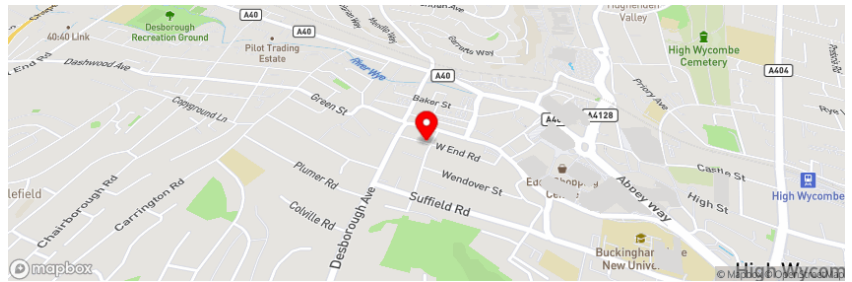
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83
69-80	C	77	
55-68	D		
39-54	E		
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.