



TO LET

Winchester Court, High Wycombe  
£1,200 pcm + security deposit

Newly decorated two bedroom first floor  
apartment opposite playing fields - good  
access to High Wycombe

- Pleasant first floor flat
- Two bedrooms
- Opposite parkland
- One allocated parking space
- Visitor parking
- Electric heating
- Newly decorated
- Excellent transport links
- Bathroom with bath & shower over
- Well managed, quiet development



**£1,200 pcm +  
security deposit**

**Winchester Court,  
London Road,  
High Wycombe  
HP11 1HB**

This newly decorated and nicely presented two-bedroom flat comes to the market on an unfurnished basis and is available immediately. Situated opposite Kingsmead Park and with excellent bus routes into High Wycombe, this first-floor property comprises a good size living room with views of pleasant communal grounds to the rear, a modern fitted kitchen (please ask about appliances), one double bedroom, one single bedroom, family bathroom with bath and shower over. Wood and wood laminate flooring throughout. One allocated parking space plus visitor parking. Electric heating. Double glazing. Council tax band C (Buckinghamshire County Council). Energy efficiency rating grade C. NB - the sofas shown may be available as part of the rental. **NON-SMOKING ACCOMMODATION. WOULD SUIT PROFESSIONAL COUPLE. 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

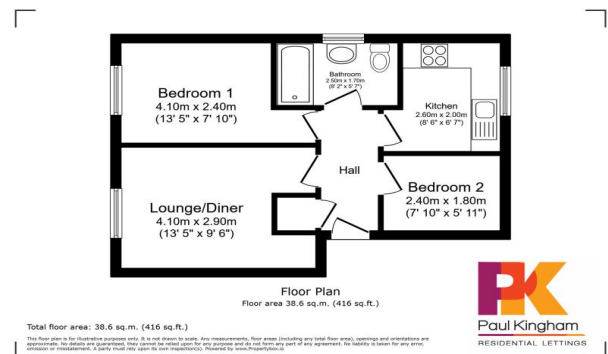
- Pleasant first floor flat
- Two bedrooms
- Opposite parkland
- One allocated parking space
- Electric heating
- Newly decorated
- Excellent transport links
- Bathroom with bath & shower over
- Visitor parking
- Well managed, quiet development

£1,200 pcm +  
security deposit

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







## Directions



Certificate Number : 8807-2345-0929-8827-8383

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73      | 80        |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8807-2345-0929-8827-8383>

## 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.