



TO LET

Wesley Dene, High Wycombe
£1,350 pcm + security deposit

**Spacious 2 bedroom town centre apartment -
walk to train station.**

- **Spacious first floor flat**
- **2 double bedrooms**
- **Large reception room**
- **Bathroom with bath and shower over**
- **Lift**
- **Council Tax Band C**
- **Unfurnished**
- **Secure barrier protected parking - 1 car**
- **Gas central heating**
- **Walk to train station**



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security deposit

Wesley Dene,
High Wycombe,
Bucks
hp13 6sj

>> Key Features

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- 2 double bedrooms
- Large reception room
- Bathroom with bath and shower over
- Council Tax Band C
- Unfurnished
- Secure barrier protected parking -
- Gas central heating
- Lift
- Walk to train station

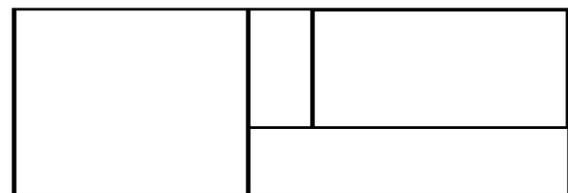
This spacious two bedroom first floor apartment is ideally situated just a short walk to High Wycombe train station and town centre.

Accommodation comprises entrance hall with large mirrored wardrobe and an additional storage cupboard, good size living room, spacious modern kitchen, two double bedrooms, fully tiled bathroom with bath & shower over. Double glazing. Gas central heating. Lift. Entry phone system. Parking for one vehicle secured by a barrier. Available early June 2025 on an unfurnished basis. NO PETS. NOT SUITABLE FOR CHILDREN. Council tax band C. EPC rating grade C. Floor plan to follow.

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.

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





**Waiting for
Floorplan**

Directions



Certificate Number : 9008-2042-6221-6061-6934

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9008-2042-6221-6061-6934>

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.