



TO LET

Hughenden Road, High Wycombe
£1,395 pcm + security deposit

Very spacious, two bedroom split level
apartment - good access to town and trains.
Own garden. Parking.

- Spacious 2 bedroom apartment
- Split level
- Own private garden
- Off street parking
- Easy access to town and trains
- Gas Central Heating
- 2 large double bedrooms
- Bathroom with bath and shower over
- Close to Hughenden Park



**£1,395 pcm +
security deposit**

**Hughenden Road,
High Wycombe,
Bucks
HP13 5PE**

This very spacious split-level apartment comes to the market on an unfurnished basis and is available immediately. Being within easy reach of High Wycombe town centre and close to the delightful Hughenden Park / Disraeli estate, the accommodation comprises entrance hall with large storage cupboard, upstairs to first floor with one large double bedroom facing the front of the property (with wardrobes), large family bathroom with bath and shower over and second double bedroom facing the rear of the property. Upstairs to second floor with fully fitted kitchen (please ask about the appliances that will be supplied) and large living room plus a separate study area. Off street parking for one car. Own private garden to the rear. Small shed. Gas central heating. Double glazing. Energy efficiency rating grade D. Council tax band B (Buckinghamshire County Council). Managed by a Propertymark member agent with full client money protection. **AVAILABLE IMMEDIATELY UNFURNISHED. SOME PETS WILL BE CONSIDERED - PLEASE ASK FOR DETAILS.**

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

>> Key Features

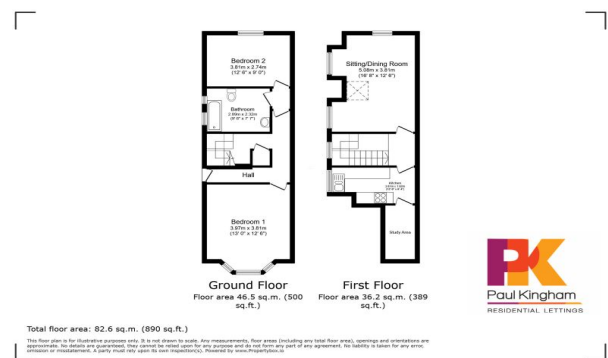
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the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

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





Directions



Certificate Number : 5090-1887-0822-6129-3093

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5090-1887-0822-6129-3093>

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.