

West End Road, High Wycombe

Spacious two bedroom flat close to the town centre - walk

£1,395 pcm + security deposit



This spacious first 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 and doors to a balcony, modern fitted kitchen, two bedrooms (master bedroom with Jack and Jill bathroom) and a further double bedroom. Family bathroom (Jack and Jill) with bath and shower over. One allocated parking space in a secure, gated car park. Electric heating. Energy efficiency rating grade C. Council tax band C (Buckinghamshire County Council). Available immediately on a part furnished /unfurnished basis. Internal photos and floor plan to follow. **AVAILABLE IMMEDIATELY. PART FURNISHED / 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.

Certificate Number : 2552-0900-5209-9870-4210

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	75	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2552-0900-5209-9870-4210>

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