



TO LET

Litton Court, High Wycombe  
£1,100 pcm + security deposit

Very nicely presented one bedroom flat on the East side of High Wycombe - newly decorated and close to junction 3 of the M40.

- Spacious one bedroom 1st floor flat
- Double bedroom
- Large living room
- Bathroom with bath and shower
- One allocated parking space
- Energy Rating : C
- Council Tax Band C
- Unfurnished
- Juliet balcony
- Gas Central Heating



**£1,100 pcm +  
security deposit**

**Litton Court,  
London Road,  
High Wycombe  
HP10 9RZ**

This very spacious and recently painted one bedroom first floor flat comes to the market on an unfurnished basis, available immediately. Close to junction 3 of the M40 and with easy access to the main bus routes and local train stations in both Beaconsfield and High Wycombe, accommodation comprises good size living room with wood laminate flooring and Juliet balcony, fitted kitchen (please ask about appliances), one double bedroom with mirror fronted built in wardrobe, bathroom with bath and shower over. Double glazing. Gas central heating. Allocated parking for one vehicle. Managed by a Propertymark member agent with full client money protection. Sorry no pets or children. **NON SMOKING ACCOMMODATION. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS.** PLEASE NOTE: Not suitable for anyone who wishes to park any type of commercial vehicle on site overnight. Energy efficiency rating grade C. Council tax band C (Buckinghamshire County Council).

**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

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





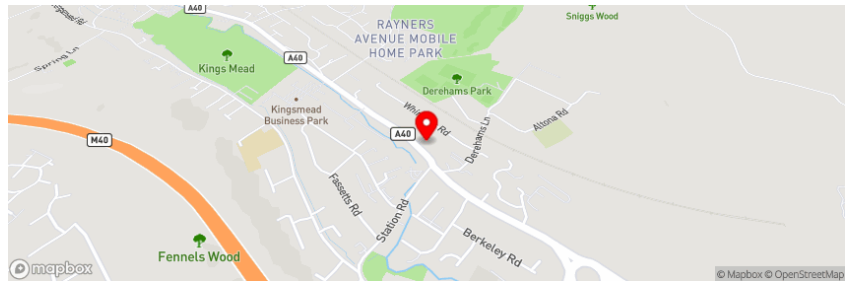


**Litton Court, London Road, Loudwater, HP10 9RZ**  
Approx. Total Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

## Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	78
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.