



TO LET

Wesley Dene, High Wycombe
£1,200 pcm + security deposit

Newly refurbished kitchen and bathroom -
Spacious one bedroom flat - walk to station -
ground floor.

- Spacious ground floor flat
- Walk to town and trains
- All fully refurbished July 2025
- New bathroom
- Secure parking for one car
- Energy Rating : C
- Council Tax Band C
- Unfurnished
- New kitchen
- Gas central heating



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security deposit

Wesley Dene,
High Wycombe,
Bucks
HP13 6SJ

>> Key Features

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- New bathroom
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- Council Tax Band C
- Unfurnished
- New kitchen
- Secure parking for one car
- Gas central heating

Recently refurbished and decorated, this spacious one bedroom ground floor apartment is ideally situated just a short walk to High Wycombe town centre and train station. Accommodation comprises entrance hall with large storage cupboard, good size living room, newly fitted kitchen with appliances, one double bedroom, newly fitted bathroom with bath and shower over. Gas central heating. Secure barrier protected parking for one car. Available immediately on an unfurnished basis. Energy efficiency rating grade C. Council tax band C (Buckinghamshire County Council). Strictly no pets or children allowed. * New carpet. * New wood laminate flooring.

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.





Directions



Certificate Number : 9256-2836-6592-9708-8265

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9256-2836-6592-9708-8265>

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.