



TO LET

Riversdale House, High Wycombe
£1,800 pcm + security deposit

A unique, spacious luxury apartment close to the town centre - walk to station

- Executive style apartment
- 2 ensuite double bedrooms
- 2 large reception rooms
- Walk to town and trains
- Secure, allocated parking for one car
- Council Tax Band C
- Unfurnished
- Shower
- Separate WC
- Balcony



**£1,800 pcm +
security deposit**

**Riversdale House,
41 London Road, H
Bucks
HP11 1BN**

This unique two bedroom first floor luxury apartment with its far reaching views over parkland offers spacious and versatile accommodation for a professional individual, couple or a company let. Newly decorated and set behind secure electronic gates, the property is just a short walk to High Wycombe town centre and main line train station. Early viewing is highly recommended of this contemporary property which comprises entrance hall with WC, very spacious dining room through to a delightful and sunny living room (all newly carpeted July 2025) with large balcony overlooking parkland, modern fully fitted kitchen with appliances including an induction hob and dishwasher, master bedroom with a full array of high quality built in wardrobes and furniture plus a full en suite bathroom, bedroom two with the same high quality built in wardrobes and furniture and an en suite shower room which includes a double sized shower cubicle. Double glazing and new electric central heating to radiators. This excellent property is available immediately on an unfurnished basis. Energy efficiency rating grade to follow shortly. Council tax band C (Buckinghamshire County Council). Managed by a Propertymark member agent with full client money protection. **NOT SUITABLE FOR FAMILIES. WOULD SUIT PROFESSIONAL COUPLE OR TWO WORK COLLEAGUES SHARING. NO PETS ALLOWED UNDER THE TERMS OF THE HEAD LEASE.**

>> Key Features

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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.





Total floor area: 86.5 sq.m. (931 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Area measurements, floor areas (including any total floor area), openings and orientations are approximate. All rooms are surrounded by a perimeter wall. The perimeter wall is not part of any agreement. No liability is taken for any error.

Directions

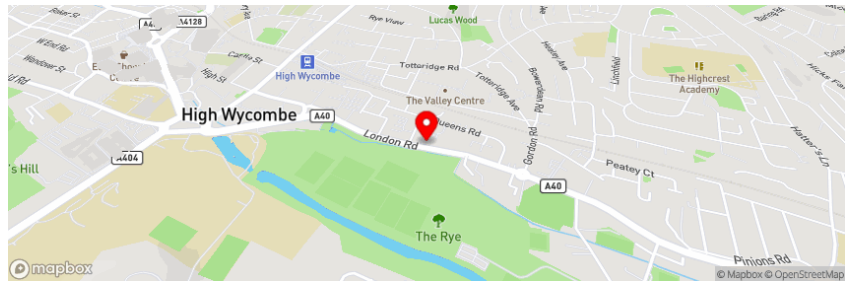


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Available

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.