



TO LET

Hedley Court, High Wycombe
£1,195 pcm + security deposit

Newly decorated, spacious one bed ground floor flat with parking - close J3 m40

- Newly painted spacious flat
- 1 double bedroom
- Very large living room
- Bathroom with bath and shower over
- Gas central heating
- Energy rating C
- Unfurnished
- Close to J3 of the M40
- Parking for one car
- Recently carpeted



**£1,195 pcm +
security deposit**

**Hedley Court,
Hedley View,
Loudwater
HP10 9RX**

This extremely spacious, newly decorated and recently carpeted one bedroom ground floor apartment offers ideal living space for a couple or a single professional occupier. A stone's throw from Junction 3 of the M40 and close to both Beaconsfield and High Wycombe with their main line train stations, accommodation comprises very large living room with large storage cupboard and doors to small seating area, spacious kitchen with appliances, double bedroom, bathroom with bath and shower. Gas central heating. Parking for one car. Council tax band C (Buckinghamshire County Council). Energy efficiency rating grade C. Available immediately on an unfurnished basis. NB. This property does not come with blinds or curtains. STRICTLY NO PETS. NOT SUITABLE FOR CHILDREN. Rent must be paid on the 1st of every month.

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

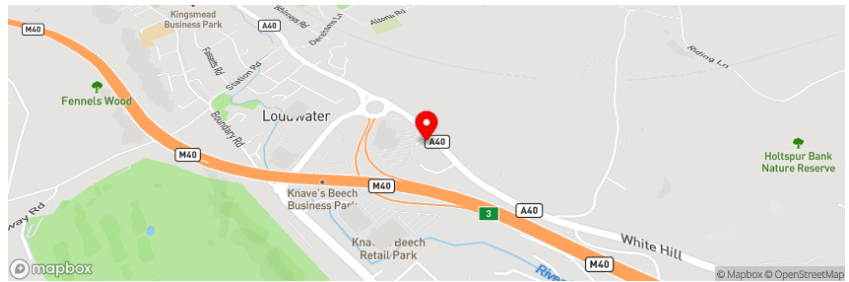
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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation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

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	75
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.