



TO LET

Ridgeway Heights, High Wycombe
£1,495 pcm + security deposit

Newly decorated two bedroom spacious apartment - near town and trains - 2 bathrooms

- **Spacious 2 bedroom flat 1st floor**
- **Two bathrooms**
- **Close to town and trains**
- **Allocated parking**
- **New wood flooring**
- **Gas Central Heating**
- **Balcony**
- **Large living room**
- **Recently decorated**
- **Fitted wardrobes**



**£1,495 pcm +
security deposit**

**Ridgeway Heights,
High Wycombe,
Bucks
HP13 4BE**

Recently redecorated first floor apartment with fresh paint throughout. New wooden flooring throughout. Balcony (2.2 m × 1 m) overlooking communal gardens. Dedicated off-street parking included. Gas central heating. Appliances include washing machine, fridge-freezer, and electric hob. Both bedrooms benefit from fitted wardrobes. Room Dimensions & layout (576 sq ft / approximate total). Lounge: 4.4 m × 3.8 m. Main bedroom (Bed 1): 4.1 m × 2.3 m, with en-suite shower (2.3 m × 0.8 m). Second Double Bedroom (Bed 2): 3.6 m × 2.1 m. Kitchen: 2.7 m × 2.25 m. Family Bathroom: 2.3 m × 1 m. Council Tax Band B (Buckinghamshire County Council). EPC "B" (expired).

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.

>> Key Features

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Kitchen



Living/Dining Room

Bedroom 1





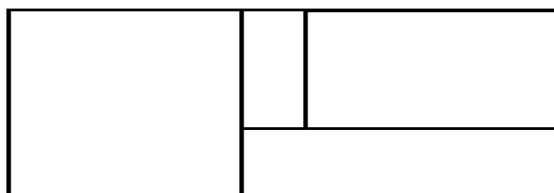
Bedroom 2



Bathroom 1

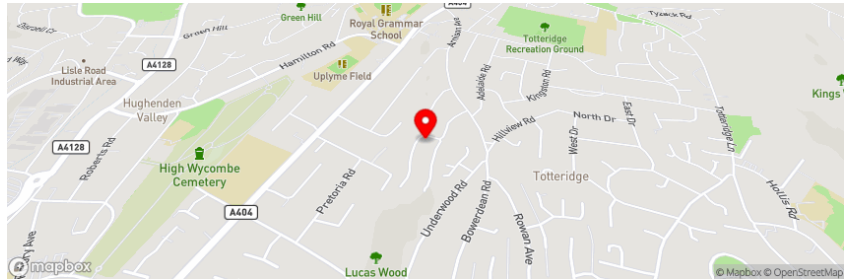


Bathroom 2



**Waiting for
Floorplan**

Directions



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.