



TO LET

Bevelwood Gardens, High Wycombe  
£895 pcm + security deposit

Nicely presented ground floor studio flat -  
easy access to town and trains

- Ground floor studio
- Newly decorated
- Large bedsitting room
- Newly fitted bathroom
- Electric heating
- Bath and shower over
- Council Tax Band B
- Unfurnished
- Quiet development
- Nr. J4 of M40



**£895 pcm +  
security deposit**

**Bevelwood Gardens  
High Wycombe,  
Bucks  
HP12 3EZ**

#### >> Key Features

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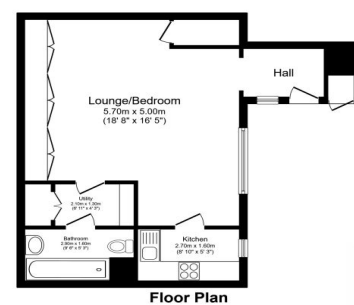
This nicely presented ground floor studio flat comes to the market on an unfurnished basis and is available immediately early November 2025. Being positioned in a good location for both High Wycombe town and junction 4 of the M40, the accommodation comprises large studio/bedsitting room with recently fitted flooring, large storage cupboard plus wall length fitted storage unit, fitted kitchen with appliances, small lobby/utility area leading to recently fitted bathroom with bath and shower over. Double glazing. Electric heating. Parking allocated for one car plus some visitor parking. Unfurnished. No pets. Not suitable for children. Would suit single professional person. Energy efficiency rating grade D. Council tax band B. Managed by the agent, a Propertymark member with full client money protection.

**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.

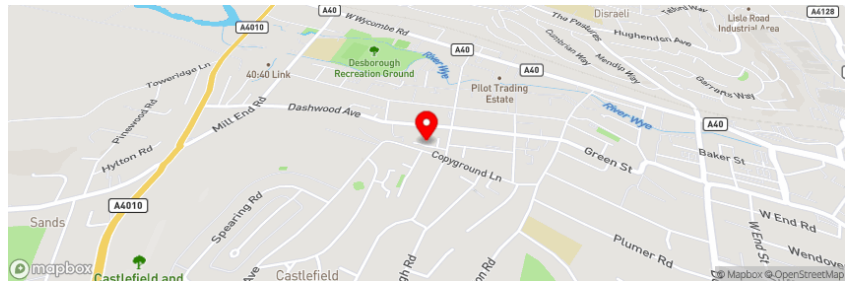






Total floor area 50.7 sq.m. (546 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Directions



Certificate Number : 0178-6021-6279-5160-2294

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>61</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0178-6021-6279-5160-2294>

## 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.