



TO LET

9-11 Priory Avenue, High Wycombe
£1,095 pcm + security deposit

Recently built one bedroom executive first floor apartment a short walk to train station

- High quality apartment
- One double bedroom
- Reception with balcony
- Shower room
- Balcony
- Energy Rating : C
- Council Tax Band B
- Unfurnished
- Town centre
- Short walk to station



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security deposit**

**9-11 Priory Avenue,
High Wycombe,
Bucks
HP13 6SQ**

>> Key Features

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- One double bedroom
- Reception with balcony
- Shower room
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- Council Tax Band B
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- Town centre
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This recently built one bedroom executive first floor apartment offers ideal living space for a single professional person or couple especially those who commute into London as the property is just a very short walk to the mainline train station running into London Marylebone. Accommodation comprises entrance hall, lovely open plan living room and kitchen, delightful balcony with far reaching town views, one double bedroom, good size shower room, electric heating, double glazing. Energy efficiency grade C. Council tax band B (Buckinghamshire County Council). No allocated parking but permits may be available from Wycombe District Council for on street parking. Unfurnished. This property is managed by the agent, a Propertymark member - trained, experienced and licenced with full client money protection. SORRY STRICTLY NO PETS (includes pets in tanks or cages). NO SMOKING PERMITTED. AVAILABLE MID NOVEMBER 2025.

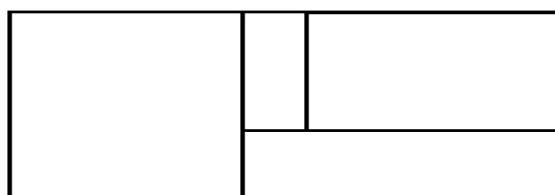
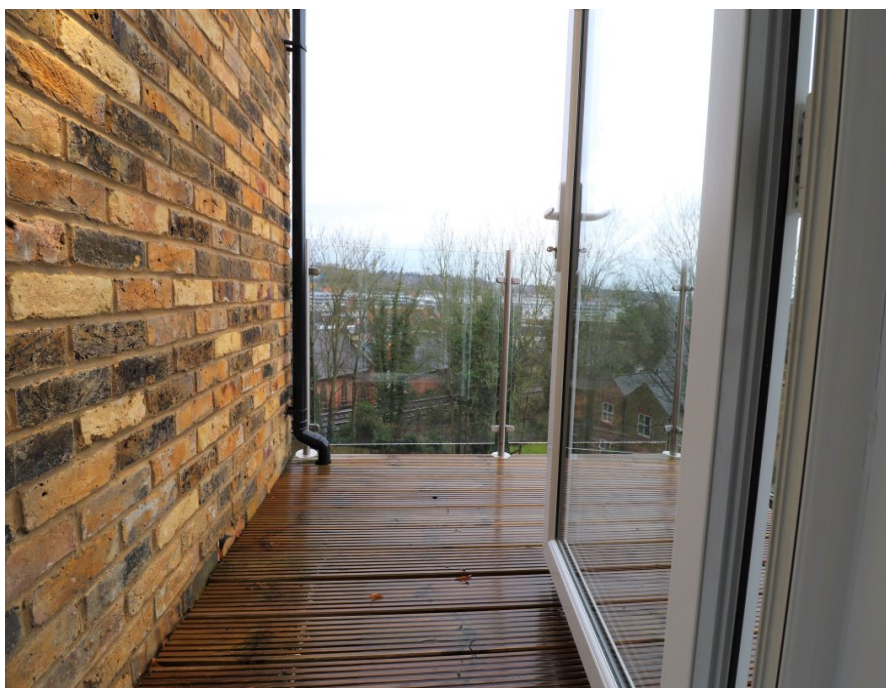
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal

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coverage checker can be found on the website of Ofcom.

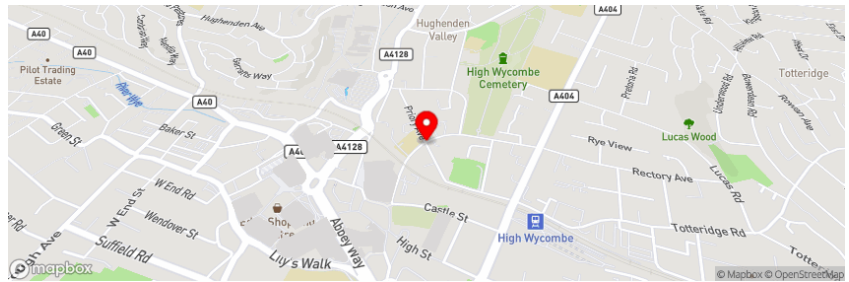
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	71
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.