



TO LET

Benjamin Road, High Wycombe  
£1,395 pcm + security deposit

## **\*\*Spacious 2 Bedroom Split Level Maisonette in Prime High Wycombe Location\*\***

- Spacious split level maisonette
- New carpets and flooring
- Gas Central Heating
- Newly decorated
- Large living room
- Town centre location
- Short walk to train station
- Two bathrooms
- Two large bedrooms
- One parking space



**£1,395 pcm +  
security deposit**

Benjamin Road,  
High Wycombe,  
Bucks  
HP13 6SR

**\*\*Spacious Split Level Maisonette in Prime High Wycombe Location\*\***

Situated on Benjamin Road, this beautifully presented split level maisonette offers an ideal blend of comfort and convenience. Boasting two generously sized bedrooms and two bathrooms, this home is perfect for professionals or couples.

Step inside to a large, welcoming living room featuring new carpets and flooring throughout, complemented by a fresh, newly decorated interior. The property benefits from efficient gas central heating, ensuring warmth and comfort all year round.

Situated near the heart of High Wycombe town centre, this maisonette is just a short walk from the train station, making your daily commute effortless. Additional features include one allocated parking space and shared use of a pleasant garden, providing outdoor space in which to relax.

Don't miss the opportunity to make this charming property your new home—contact us today to arrange a viewing! Keys here.

#### >> Key Features

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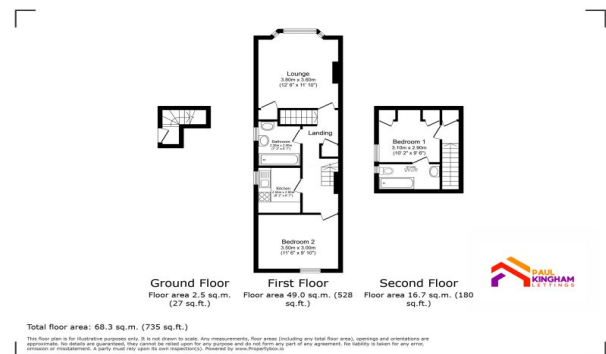
Energy efficiency rating grade D. Council tax band B (Buckinghamshire County Council). Managed by a Propertymark member agent with full client money protection.

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.







## 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.