



TO LET

26 Pinions Road, High Wycombe
£995 pcm + security deposit

**Near town centre - attractive one bedroom
ground floor flat with use of garden**

- Recently painted GF flat
- 1 double bedroom - recently carpeted
- 1 Reception
- Close to town and station
- Decked seating area
- Council Tax Band B
- Unfurnished
- Shower room
- One parking space
- Electric heating



**£995 pcm +
security deposit**

**26 Pinions Road,
High Wycombe,
Bucks
HP13 7AS**

This recently painted and carpeted one bedroom ground floor apartment is ideally situated close to High Wycombe town centre and mainline train station. Accommodation comprises entrance hall, modern open plan living room / kitchen (with appliances), one double bedroom, shower room with high quality sanitaryware and fittings. Double glazed. Electric heating. One off street parking bay. Shared use of pleasant rear garden. Energy rating grade D. Council tax band B (Buckinghamshire County Council). Available December 1st 2025 on an unfurnished basis. SORRY NO PETS. Would suit a single professional person. 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.

>> Key Features

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Total Area: 37.0 sqm - 397 sq ft



All measurements are approximate and for display purposes only.

Directions

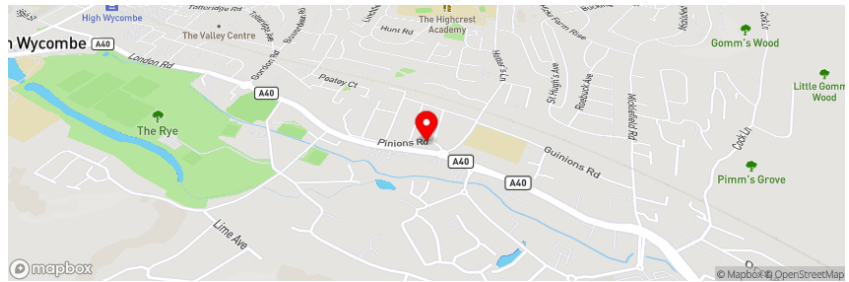


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Our Fees

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.