



TO LET

Sierra Road, High Wycombe
£1,350 pcm + security deposit

Furnished - Spacious two bedroom, two bathroom second floor apartment. Good proximity to town centre.

- Excellent modern apartment
- 2 double bedrooms
- Spacious living room with balcony
- 2 Bathrooms
- Gas Central Heating
- Energy efficient - grade B
- Integrated appliances
- Furnished
- Open plan modern kitchen
- Easy walking distance to shops & buse



**£1,350 pcm +
security deposit**

**Sierra Road,
High Wycombe,
Bucks
HP11 1GY**

Spacious & Modern 2-Bedroom Apartment with Balcony - Prime Location.

We are very pleased to bring to the market this well maintained and generously sized two-bedroom apartment, located on the second floor of a modern development. Ideally situated beside the River Wye, it offers easy access to scenic riverside walks and is just a short stroll from local shops and the town centre.

Designed with energy efficiency in mind, the property features:

- " Secure entrance with video phone entry system
- " Welcoming hallway with storage cupboard
- " Bright and spacious living room with excellent natural light and access to a south-facing balcony
- " Contemporary open-plan kitchen with integrated appliances and a stylish breakfast bar
- " Large main bedroom with Juliet balcony, built-in wardrobes, and a modern en-suite shower room featuring a double shower cubicle
- " Second double bedroom, also with built-in wardrobes
- " Family bathroom with quality fixtures and fittings

>> Key Features

- Excellent modern apartment
- 2 double bedrooms
- Spacious living room with balcony
- 2 Bathrooms
- Energy efficient - grade B
- Integrated appliances
- Furnished
- Open plan modern kitchen
- Gas Central Heating
- Easy walking distance to shops &

£1,350 pcm + security deposit

- " Gas central heating and double glazing throughout
- " Allocated parking space for one vehicle

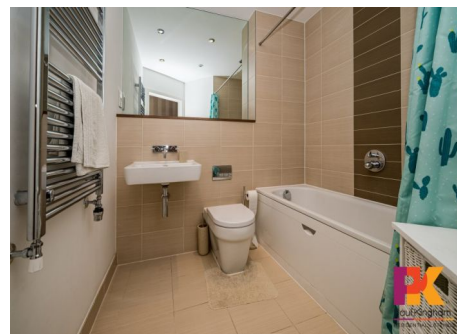
This apartment offers comfortable, modern living in a desirable and convenient location. Early viewing is highly recommended. This property comes fully furnished.

AVAILABLE 25TH NOVEMBER 2025. MANAGED BY THE AGENT, A PROPERTYMARK MEMBER SINCE 1994. THIS PROPERTY IS FURNISHED. SORRY NO PETS. WOULD SUIT PROFESSIONAL COUPLE OR PROFESSIONAL SHARERS. Energy efficiency rating grade B and council tax band C (Buckinghamshire County Council).

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.

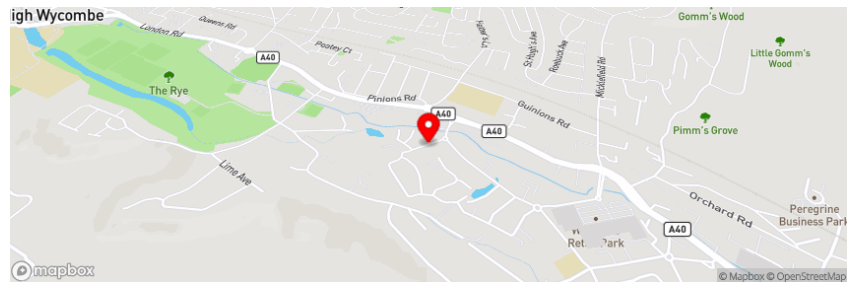
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Total floor area 69.1 sq.m. (743 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 :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83	83
69-80	C		
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.