



TO LET

Grove Court, Beaconsfield
£1,750 pcm + security deposit

Very spacious three bedroom maisonette - Beaconsfield - walk to the station

- Spacious maisonette
- Three bedrooms
- Town centre
- Walk to trains
- Split level
- Gas Central Heating
- Modern kitchen
- Convenient location
- Double glazed
- Full length balcony



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security deposit**

**Grove Court,
Beaconsfield,
Bucks
HP9 1QW**

Situated in the heart of Beaconsfield new town, this extremely spacious three bedroom split level maisonette comes to the market on an unfurnished basis and is available immediately. A short walk to the train station, the accommodation comprises spacious entrance hall, large living room with very good natural light, dining room with balcony that extends across the whole front of the property, modern fitted kitchen with appliances (please ask for details), upstairs to three bedrooms (two large doubles and one good size single with built in wardrobe) family bathroom with bath and shower over and a separate WC plus a large storage cupboard on the landing. Double glazing. Gas central heating. Potentially permit parking on roads nearby roads but applicants would need to make enquiries directly with the council in this regard. Energy efficiency rating grade D. Council tax band D (Buckinghamshire County Council). Managed by the agent, a Propertymark member agent with full client money protection. NB Loft space is not available.

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

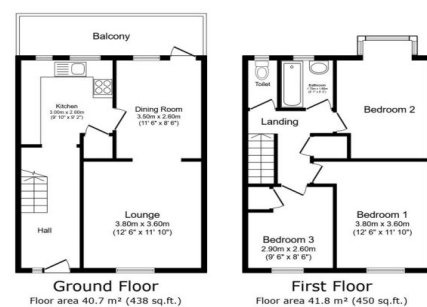
>> Key Features

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- Three bedrooms
- Town centre
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signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

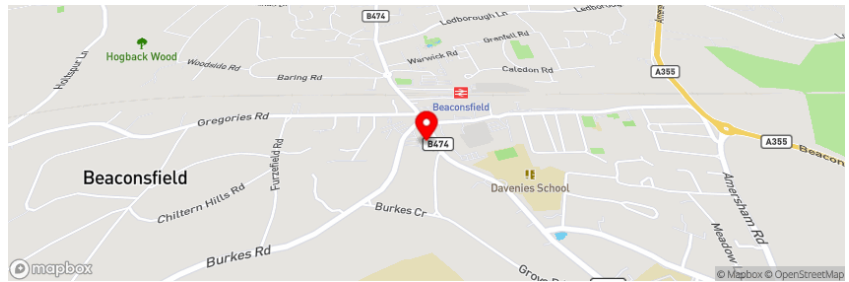




TOTAL: 82.5 m² (888 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and ventilation are approximate. All plans and specifications shall remain the property of the landlord and shall not be used for any purpose other than that of the agreement. No liability is taken for any errors, omission or misstatements. A party must rely upon the representation. Prepared by www.paulkingham.co.uk

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

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.