



TO LET

Brambling, Aylesbury
£1,295 pcm + security deposit

Charming 2-bedroom unfurnished home in Aylesbury. Good proximity to town centre.

- 2 bedrooms
- Council Tax Band C
- Gas central heating
- Parking
- Small outdoor space
- Double glazing
- Bath with shower over
- Spacious living room
- Unfurnished



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security deposit

Brambling,
Aylesbury,
Bucks
HP19 0WU.

>> Key Features

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- Council Tax Band C
- Gas central heating
- Parking
- Double glazing
- Bath with shower over
- Spacious living room
- Unfurnished
- Small outdoor space

This well-presented two bedroom cluster home, located within the popular Watermead estate in Aylesbury, comes to the market on an unfurnished basis and is available immediately. The accommodation comprises a spacious living room with spiral staircase, fitted kitchen, two bedrooms (one double, one good size single), and a bathroom with bath and shower over. Additional benefits include gas central heating, double glazing, parking, and a small outdoor space. Council Tax Band C (Buckinghamshire County Council). Energy efficiency rating to follow shortly. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. MANAGED BY AN EXPERIENCED PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION. Strictly non-smoking accommodation. Sorry no pets allowed.

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

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members of the Property Redress Scheme.



Kitchen

Living/Dining Room

Bedroom 1

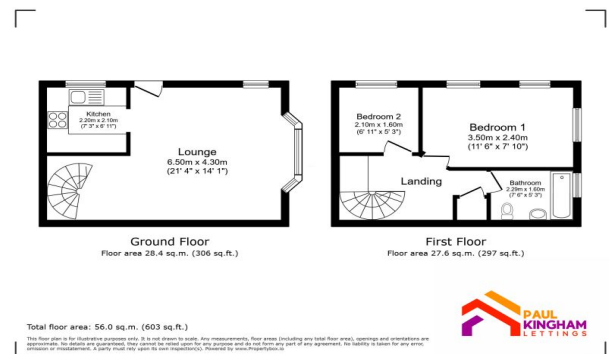




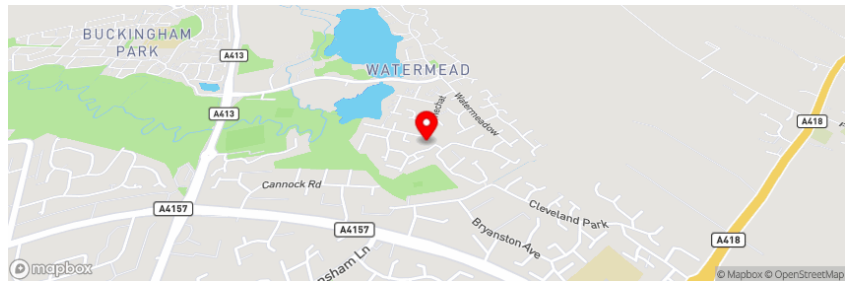
Bedroom 2

Bathroom

Garden



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.