



TO LET

Green Hill Gate, High Wycombe  
£1,250 pcm + security deposit

## Very spacious two bedroom flat close to High Wycombe town centre

- Spacious flat
- 2 Double bedrooms
- Large reception room
- Bathroom with bath & shower over
- Parking (unallocated)
- Energy Rating : D
- Council Tax Band B
- Unfurnished
- Near town centre
- Balcony



£1,250 pcm +  
security deposit

Green Hill Gate,  
High Wycombe,  
Bucks  
HP13 5QG

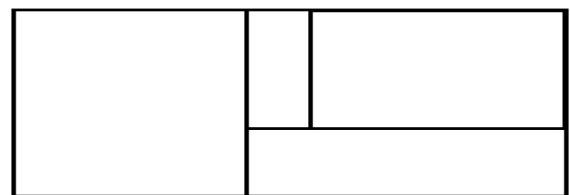
This spacious two bedroom second floor flat comes to the market on an unfurnished basis and is available end September 2023. Close to High Wycombe town centre, train station and Hughenden Manor national park, accommodation comprises entrance hall with entry phone system, large living room with narrow balcony and far reaching views, good size kitchen/breakfast room, two double bedrooms and a bathroom with bath and shower over. Double glazing. Gas central heating. AVAILABLE LATE SEPTEMBER 2023 ON AN UNFURNISHED BASIS. Parking (unallocated). Storage shed. Energy efficiency grade C. Council tax band B. Floor plan and internal images to follow soon.

#### >> Key Features

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**Waiting for  
Floorplan**

## Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57	64
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.