



## Peel Court, Princes Risborough, Buckinghamshire, HP27 9EZ

**TO LET £1,050 pcm**

**Unfurnished**

OVER 60`S ONLY. A very well presented two bedroom, first floor apartment situated in a development within 0.2 miles of the High Street and amenities. unfurnished. AVAILABLE NOW.EPC rating C. CONTACT B&B LETTINGS 01844 354554

- AGE RESTRICTION OVER 60`S DEVELOPMENT
- FIRST FLOOR
- RESIDENTS PARKING
- 0.2 MILES OF HIGH STREET AN AMENITIES
- SELF CONTAINED ENTRANCE
- COMMUNAL GARDENS

### Office Numbers:

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
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E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

### Head Office Address

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

OVER 60`S ONLY. A very well presented first floor two bedroom apartment situated in development within 0.2 miles of the High Street and amenities. The property comprises

### GROUND FLOOR

Entrance hall with stairs leading to first floor.

### FIRST FLOOR

Kitchen with appliances  
Lounge/dining room  
Main bedroom  
Guest bedroom  
Shower room

The property also benefits from communal gardens and off street residents parking.

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band C

### Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

### Restrictions:

No pets preferred

(If pet permitted the landlord reserves the right to increase the rent)

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:  
Bonners and Babingtons Marlow  
**01628 333800**

