



Flat 7, Mallard House The Millstream, London Road, High Wycombe, HP11 1AD

£1,300 Per month



- First Floor
- Parking
- EPC C
- Two Bathrooms
- 15 Minutes Walk to High Wycombe Station
- Balcony

THE PROPERTY

Welcome to Mallard House located within The Millstream development on London Road, High Wycombe. This two bedroom, two bathroom property is located on the first floor and is within walking distance of High Wycombe Town Centre. The development is set within well maintained communal gardens with views over the Rye and the Millstream.

There is a spacious living room with doors to a private balcony area which overlooks the communal gardens. The kitchen is separate and will have a new washing machine and fridge. There is also an undercounter freezer. The Landlord will not guarantee to repair or replace the property's white goods but are there for the tenants use.

The main bedroom has the ensuite bathroom with walk in shower unit, and there is a further second bedroom and family bathroom with a bath with shower over. The apartment comes with one allocated parking space and there is visitor parking available with permits.

There is double glazing, electric storage heating and an EPC rating of C. The Council Tax band is C.

For those new to the area, in High Wycombe town centre is the Eden Centre which contains retail shopping outlets, a cinema & bowling complex, along with a range of bars, restaurants and two hotels. The local area also offers Bucks New University, a sports complex at Handy Cross, including the Olympic size swimming pool. As well as good road connections, you can be in London Marylebone in under half an hour via Chiltern Railways.

The property will be available from mid November on an unfurnished basis. No pets permitted and maximum occupancy is 2 adults

