



TO LET

Seven Hills Road,, SL0
£1,950 pcm + security deposit

GATED DELIGHT - This property really does have it all. Set within a gated development in the sought-after area of Seven

- Flat
- 2 Beds
- 1 Reception
- 2 Bathrooms
- Garden
- Energy Rating : D
- Council Tax Band E
- Shower
- Parking
- Washing Machine



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security deposit

Seven Hills Road,,
Iver,
Bucks
SL0 0PD

>> Key Features

- Flat
- 2 Beds
- 1 Reception
- 2 Bathrooms
- Energy Rating : D
- Council Tax Band E
- Shower
- Parking
- Garden
- Washing Machine

LIKE NO OTHER HOME This two bedroom two bathroom character ground floor apartment set within this exclusive gated development set in around 15 acres of communal grounds including a gym, tennis court, allocated patio great for barbeque. The property is entered independently via its own door. The apartment is also in excellent condition throughout, allocated two parking spaces, patio from the living area leading directly onto the grounds, internal viewing recommended

Entrance Hall

Tiled, radiator, high ceiling, bell entryphone system controls, airing cupboard.

Lounge

14' 2" x 13' 5" (4.33m x 4.08m) Tiled flooring, ceiling coving, radiators, double glazed windows and patio door leading to rear aspect and directly onto the patio and common grounds, television points.

Kitchen

10' 2" x 7' 1" (3.09m x 2.15m) Space for fridge freezer, double glazed window to front aspect, radiator, range of eye and base level units with worktops and tiled splashbacks, four ring gas hob with electric oven, integrated dishwasher and washing machine, stainless steel single drainer sink unit, ceiling spotlights.

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Bedroom One

13' 5" x 11' 5" (4.09m x 3.47m) Laminate flooring, ceiling coving, radiator, double glazed window to rear aspect, two double fitted wardrobes along with overhead cuboards.

Ensuite

Laminate flooring, tiled shower cubicle, ceiling spotlights, pedestal hand wash basin, low level wc, shaver point.

Bedroom Two

11' 5" x 8' 6" (3.47m x 2.60m) Laminate Flooring, ceiling coving, fitted wardrobes, double glazed window to front aspect, radiator.

Bathroom

Tiled flooring, panel enclosed bath, pedestal hand wash basin, shaver point, ceiling spotlights, low level wc, radiator

Remaining Lease:TBC

Service Charge:TBC

Ground Rents: TBC

Grounds

There is two allocated parking spaces, mature grounds of around 15 acres incorporating tennis court, common barbeque area along with allocated and gym which is situated beneath the main building(residents have sole use and keys for access



Kitchen

Living/Dining Room





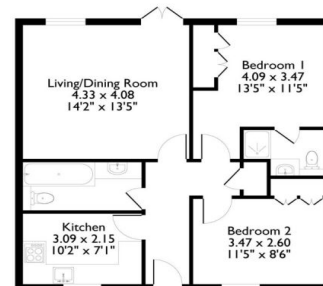
Bedroom 1

Bedroom 2



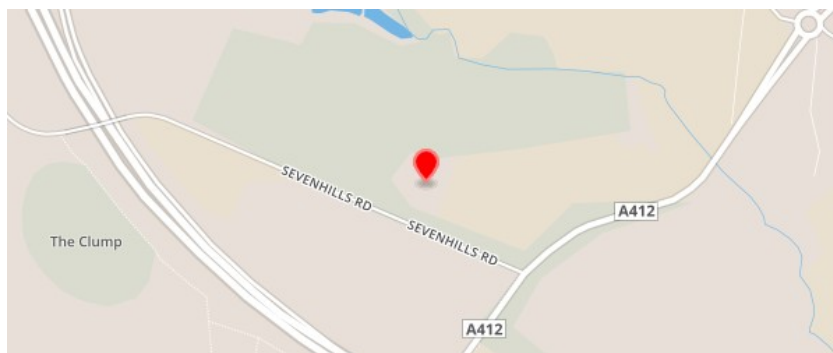
NOT TO SCALE

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16 Lady Yorke Park
Approximate Floor Area
House 62.41 sq m - 672 sq ft
(Gross Internal Area)
This plan is for illustration purposes only.

Directions



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	67	70	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England	EU Directive 2002/91/EC		England
			EU Directive 2002/91/EC

Our Fees

We require a Holding Deposit equal to 1 week's rent (approx £450.00) to secure the property. This holding deposit will be used towards the security deposit and rent in advance if the tenancy proceeds.

This property requires a Security Deposit of 5 week's rent (approx £2250.00)

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. Chiltern Hills 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.