



Keegan White
ESTATE AGENTS

3 Claydon Court | Monthly Rental Of £1,400



Features

- Long Term Tenancy
- Well Maintained Property
- Excellent Location
- Partially furnished
- Modern Bathroom
- Full Referencing Required

The communal front door opens into a well maintained communal lobby with stairs rising to the first floor where the apartment is situated. The apartment's front door opens into a corridor that leads to all rooms, and has a drop down ladder giving access to the large loft. To the front are two double bedrooms, one of which comes with the bed and bedside tables, wardrobe, and chest of drawers. With box bay window to the rear, the living room is well proportioned and has an 'L' shaped sofa bed, and a six seater glass dining table with chairs. The kitchen is well fitted with plenty of

storage units, oven & hob with overhead extractor fan, fridge, freezer, washing machine and tumble dryer, with window to rear aspect. The bathroom is modern, with panel bath, overhead shower, and a handbasin with storage cupboard below. In addition, the owner has installed a very practical de-humidifier to the bathroom, to help prevent any mold forming. There is also a separate WC with handbasin.

Externally, there is communal parking and gardens.



Claydon Court is situated off Rupert Avenue, which is a private road and is one of the most sought after locations in High Wycombe. Within a short drive a two superstores, the excellent sports centre at Handy Cross, and plenty of local amenities close by including two parades of shops, Chepping View Primary School, St Michaels Secondary School, and two highly regarded Grammar Schools for both boys and girls. The town centre which is easily accessible, has many facilities including the mainline railway station with a link to London Marylebone in a little under 30 minutes. Recreational facilities include the Eden Shopping Centre and the Swan Theatre which hosts national and

international productions. The property is also conveniently positioned for Junction 4 access to the M40 motorway.

Additional Information:

No tenant fees.

Council Tax Band: C (£1,966 per year).

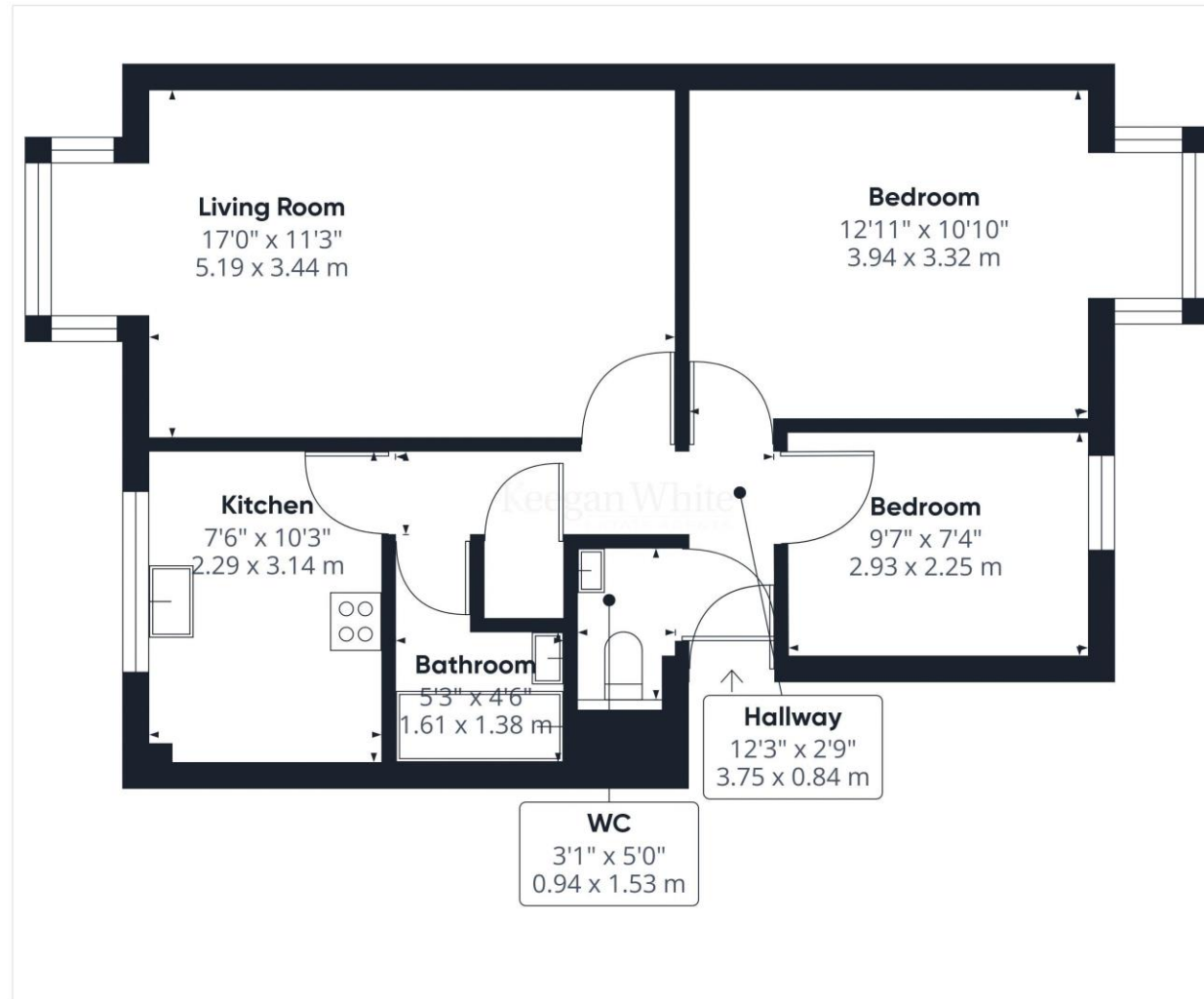
Energy Performance rating: TBA.

Holding monies: Equivalent to 1 week's rent at £323.

Security Deposit: Equivalent to 5 week's rent £1,615.

Full Referencing Required





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Approximate total area¹⁾
613.87 ft²
57.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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