



**Keegan White**  
ESTATE AGENTS

Flat 8, 142 Kingsmead Road | Monthly Rental Of £1,500





## Features

- Two Bedrooms
- South Facing Balcony
- Modern Kitchen
- Gas Central Heating
- Long Term Tenancy
- Non-Smoking Please

A two bedroom first floor apartment located opposite Kingsmead Park, and presented in excellent condition throughout. The current occupiers are due to vacate 30th November and property viewings are available on request with at least 24 hours notice; please call the office to book in. Stairs rise to the communal front door with access provided by security entry phone and leads into a bright communal hallway which has the stairs rising to upper floors. This apartment is located on the first floor and the private front door opens into the central corridor that has a storage cupboard and gives access to all rooms. The living room has window to front with carpeted

floor. To the rear of this is the open-plan kitchen that has a range of storage units situated above and below the worktop, fridge freezer, oven, hob & extractor fan, washing machine, and tiled flooring. The bathroom is modern with window to front, extractor fan, panel bath with overhead shower, WC handbasin, and heated towel rail. Both bedrooms have windows to rear aspect and one of these also has a door leading onto a south facing balcony.

Off-street parking is to the rear, with access from Spring Lane which is next to the General Havelock Arms public house.





The apartment is located within a short walk of the picturesque Kingsmead and Rye Parks, which are home to the High Wycombe Rugby Club, the Lido with its heated outdoor pool, gym and tennis courts, and more. There is a local shop in Loudwater, with further facilities in High Wycombe and Flackwell Heath. High Wycombe itself has a wide range of amenities including the Eden Centre which has a host of shopping, restaurants and leisure outlets. The Swan Theatre is a regular host to a wide range of touring shows from stand-up comedians to the ever popular Christmas Pantomimes. There are numerous schools, with Loudwater Combined School being the closest primary school, and is located within the 2022 catchment

for the two Grammar Schools, John Hamden, and Wycombe High. This is an excellent location for commuters, with Junction 3 of the M40 only a short drive away, and railway access to London Marylebone in under half an hour from either High Wycombe, or Beaconsfield mainline railway stations.

Additional Information -

Council Tax Band C.

EPC rating C(80).

No Tenant Fees.

Initial Holding Deposit: £346.

Security Deposit: £1,730







**Approximate total area<sup>(1)</sup>**  
619.80 ft<sup>2</sup>  
57.58 m<sup>2</sup>

(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.

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