



**Keegan White**  
ESTATE AGENTS

35 Birch House | Monthly Rental Of £1,200



## 35 Birch House | Leigh Street | High Wycombe | HP11 2WR

- Modern Apartment
- Terrace Garden
- Open Plan Layout
- Town Centre Location
- Good Storage
- Fully Furnished

Communal doors open to the atrium where there is a further security door to the rear that leads to this ground floor apartment. The apartment's front door opens into a corridor that gives access all rooms and has a utility cupboard with the washing machine, and an airing cupboard. The open plan living room has a window to rear aspect and patio doors that lead out to the south facing terrace garden. The living room is open plan to the kitchen which is well appointed with a good range of storage units above and below the worktop, integrated dishwasher, integrated fridge freezer, sink & drainer, electric hob, oven, and overhead extractor fan. The bathroom contains a large walk in shower, WC, and handbasin. The bedroom is to rear and provides plenty of room for the kingsize bed, wardrobe and chest of drawers. Please note there is no parking with this property.

Located to the western outskirts of the town centre, all the facilities and amenities therein are easily accessible. These include a wide range of retail shopping, leisure and hospitality outlets on the High Street and within the Eden Centre, the excellent Swan Theatre, the Lido, and a host of sporting and leisure clubs. The town has always been in high demand from people relocating here to take advantage of its excellent commuting opportunities with a wide range of retail shopping, leisure and hospitality outlets, the excellent Swan Theatre, the Lido, and a host of sporting and leisure clubs. The town has always been in high demand from people relocating here to take advantage of its excellent commuting opportunities with Junctions 4 of the M40 on its doorstep. In addition the railway station, serviced by the reliable Chiltern Railways is about a 25 minute level walk away.

### Additional Information:

Fully Furnished.

Council Tax Band: B

EPC Rating: C (80).

Security Deposit: £1,385.

Holding Monies: £276.

Full Referencing Will Be Required.



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