



**Keegan White**  
ESTATE AGENTS

Flat 2 Simmonds Court | Monthly Rental Of £1,400

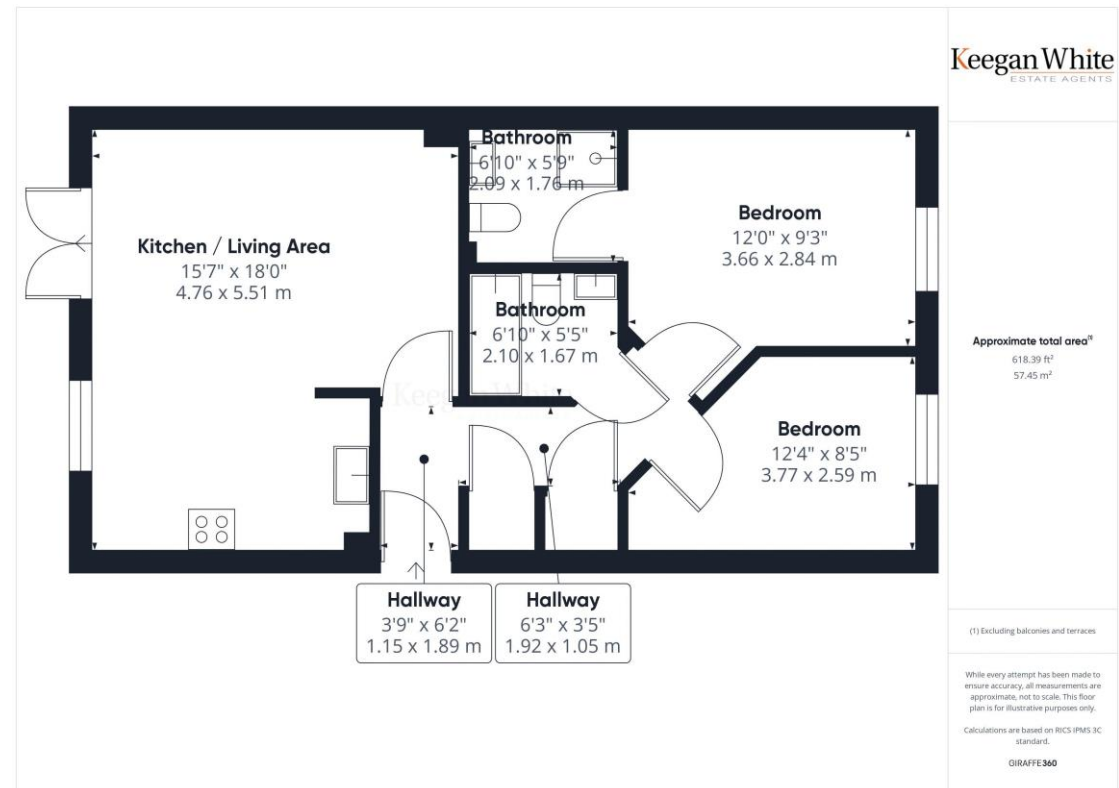
## Flat 2 Simmonds Court | Spring Gardens Road | High Wycombe | HP13 7FQ

- Two Bedrooms
- Prestigious Development
- Open Plan Lounge/Kitchen
- Ensuite to Master Bedroom
- Allocated Parking x 1 Car
- Attractive Communal Gardens.

Steps lead to the front door and communal lobby accessed with a security entry system. A private front door opens into the hallway with independent access to all rooms. The lounge is spacious with an open plan layout to the modern fitted kitchen, and double doors lead out to the attractive communal garden. There are two double bedrooms, a family bathroom and an ensuite to the master bedroom. The apartment comes with off street parking for one car, and unrestricted on street parking close by.

Spring Gardens Road is located within the sought after 'Pinions Area' just to the east of High Wycombe's town centre. The area is made up of a few roads mainly offering attractive character housing with a few modern buildings interspersed. The area is popular as it is set back from any main roads and is located within walking distance many of the amenities and facilities that are on offer in Wycombe. In addition, and within a slightly shorter walking distance, is the Ryemead Boulevard retail park offering a selection on shops, eateries and a large fitness club. Junction 3 of the M40 is a short drive away and there is a mainline railway station located in the town centre has services to London Marylebone in under half an hour.

Additional Details:  
Council tax band C.  
EPC rating C (69).  
No Tenant fees.  
Holding Monies (1 week's rent) £323.  
Security Deposit £1,615



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