



Priestley Court

Princes Gate
High Wycombe
HP13 7WZ

Monthly Rental Of £1,250

- Well Presented Second Floor Apartment
- Available Mid August Unfurnished
- Security Entrance Living Room Modern Fitted Kitchen
- Two Bedrooms White Bathroom Double Glazing Allocated Parking
- Approximately 10 Level Minute Walk From London Trains
- EPC Rating: B & Council Tax Band: C



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PROPERTY FACTS

A well presented second floor apartment available mid-August unfurnished. Security entrance to communal areas. Private entrance hall. Lounge/diner 13'10 x 12'2. Fitted kitchen 8' x 5'10. Bedroom one 8'9 x 8'5. Bedroom two 10'2 x 7'1. Modern Bathroom with white suite. Allocated parking space and communal gardens. Council tax band C.

Well presented spacious second floor apartment available unfurnished mid August; approximately 10 minute walk from 25 minute London trains. High Wycombe centre a little further, Heathrow buses an easy walk and M40 5/6 minutes drive. The property briefly comprises; electric heating, sealed units - security entrance, entrance hall, 13' lounge/diner, modern fitted kitchen, 2 well proportioned bedrooms, modern white bathroom and one allocated parking space.

LOCATION FACTS

Less than one mile East of High Wycombe centre, part of well regarded Princes Gate. An approximate 10 minute walk from 25 minute London trains. Local shops a few minutes walk as are frequent Heathrow buses and the 50 acre Rye park. Two M40 accesses are a 5/6 minutes drive.

DIRECTIONS

In an approach from High Wycombe centre leave on the A40 London Road towards London, passing The Rye park on the right. At the first mini roundabout turn left in to Gordon Road and at the traffic lights turn right in to Princes Gate. Continue straight forward and Priestley Court straight is ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

