



## Tom Evans Court

Hamilton Road  
High Wycombe  
HP13 5FE

Monthly Rental Of £1,375

- Two bed first floor flat
- Refurbished bathroom with walk in shower and separate bath
- Available early May, re-dedcorated
- Lounge/diner with private balcony, separate kitchen
- Gated car park and secure entrance
- EPC Rating: C Council Tax Band: B



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## PROPERTY FACTS

Part of a stylish development built in recent years, a well presented first floor apartment available now unfurnished; approximate 10 minutes walk from the town centre and 25 minute London trains. Gas radiators, sealed units - security entrance, entrance hall, lounge/diner opening to private balcony, well equipped kitchen, 2 bedrooms, fully refurbished bathroom with bath and separate shower. Locked individual bicycle store. Gated allocated parking and communal gardens. Available early May.

## LOCATION FACTS

In an established part of High Wycombe a few minutes walk from the 60 acre Hughenden Park...Approximately 10 minutes walk from the town centre with extensive amenities including 25 minute London Marylebone trains....Local stores are closeby as are buses serving a range of areas....Junction 4 of the M40 is a 5/10 minute drive.

## DIRECTIONS

From our office in Crendon Street ascend the hill and continue into Amersham Hill and take the first turning left into Priory Road. Follow Priory Road down and take the first turning on the right into Benjamin Road. Continue over the mini-roundabout and take after a short distance turn right into Roberts Road. Continue to the end of the road and Tom Evans Court can be found opposite you.

