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7 Grange House | Monthly Rental Of £1,550

Features

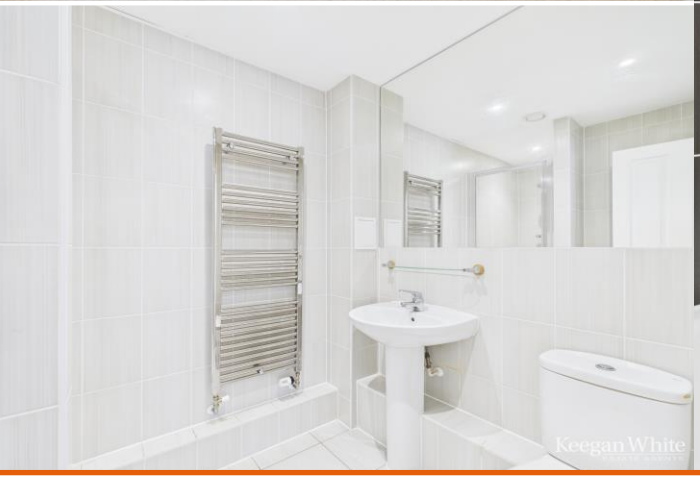
- First Floor Apartment
- Open Plan Layout
- Gas Central Heating
- Wide Balcony
- Two Double Bedrooms
- Bathroom & Ensuite

The communal front door has security entryphone and leads into the lobby with stairs rising to upper floors. This property is located to the first floor provides the following: a central hallway that has a cloaks cupboard and gives access to all rooms. The modern kitchen has integrated washing machine, slimline dishwasher, oven, gas hob and extractor fan, along with free-standing fridge/freezer, gas boiler. and a range of storage units above and below the worktop and sink. The sitting area, which is open plan to the kitchen is of a good size and has a window and a wide balcony. The main bathroom is modern and comprises of panel bath with shower mixer, handbasin, WC, chrome towel rail and extractor fan. Both bedrooms are doubles and have fitted wardrobes and furnishings, as per the virtual tour, (tenant can remove desk if needed and would need to make good the decor) and the master bedroom has an ensuite shower room.
Externally, there are a number of communal gardens all around the development and there is allocated car parking for one car, with permit for visitor parking.

Kingshill Grange forms a link to the villages to the north side of High Wycombe which offer plenty of local facilities and open land. High Wycombe town centre is just to the South and offers a greater range of amenities including the Eden Shopping centre, Swan Theatre, many pubs, restaurants and coffee shops as well as a cinema and bowling alley. The mainline railway station links London Marylebone in under 25 minutes. Junctions 3 and 4 access to the M40 are a 12 minute drive. Kingshill Grange combines the beauty of the villages with the convenience of the town.

Additional Information:

Council Tax: Band C.
Energy Performance Rating: EPC B (84).
Security Deposit: £1,846.
Holding Monies: £369.
No smoking. Full Referencing Required.



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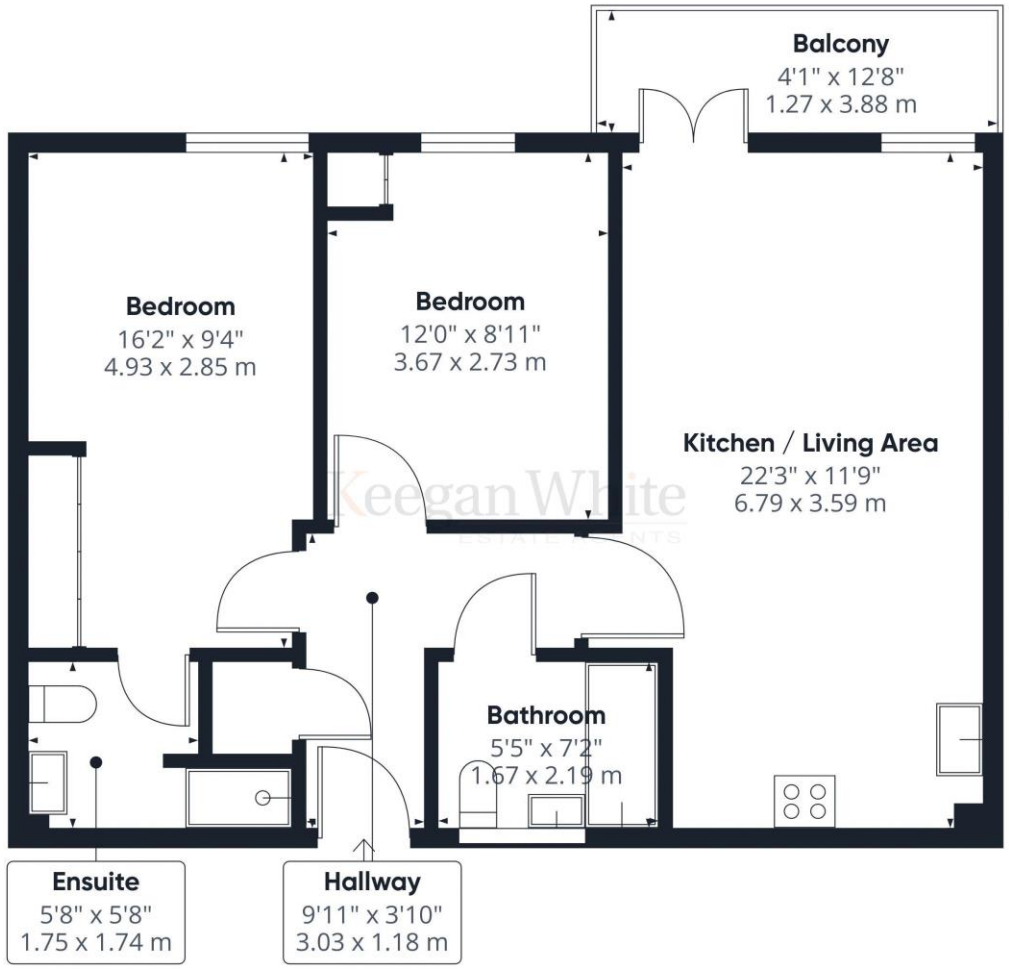

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Approximate total area(1)
653 ft²
60.6 m²

Balconies and terraces
53 ft²
4.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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