

TO LET

Lilys Walk, High Wycombe
£1,395 pcm + security deposit

Excellent, modern top floor apartment in High Wycombe town centre - one bedroom. Walk to trains.

- Very modern development
- Town centre - walk to trains
- Lift
- Underground parking
- Front facing balcony
- Electric heating
- Council tax band B
- Top floor 1 bedroom flat
- EPC rating grade C
- Great location



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security deposit

Lilys Walk,
High Wycombe,
Bucks
HP11 2FZ

>> Key Features

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Modern Town Centre Living with Secure Parking. Walk to shops and trains.

Experience contemporary urban living in this high-spec top floor apartment located in the heart of High Wycombe. This well-appointed home features a bright, open-plan living area with a private, front-facing balcony—perfect for your morning coffee.

Key Features:

Contemporary Kitchen: Fully fitted with integrated appliances.

Spacious Bedroom: Large double bedroom featuring a double wardrobe.

Stylish Bathroom: Modern three-piece suite with a shower-over-bath.

Eco-Friendly: Energy Efficiency Rating C with an efficient electric wet radiator system and full double glazing. Council tax band B (Buckinghamshire County Council).

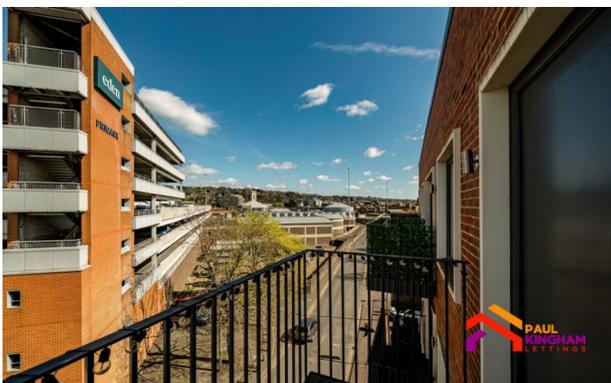
Other amenities: The flat is serviced by a lift. Includes one allocated

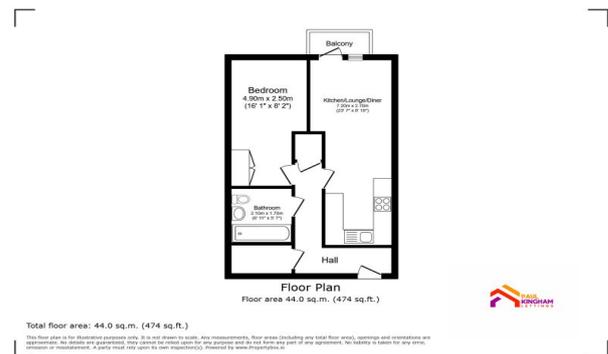
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underground parking space and dedicated bicycle storage. Large storage cupboard in hallway. NB - There is no loft access here. No washing machine supplied.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Directions



Certificate Number : 0550-3269-8173-2699-8791

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0550-3269-8173-2699-8791>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.