Paul Kingham Lettings
Red Lion House, 600 London Road
High Wycombe, HP11 1EX
Tel : 01494 47 28 46 Fax :



TO LET

Totteridge Road, High Wycombe
£1,375 pcm + security deposit

Very spacious two bedroom apartment - close to station - newly painted and carpeted

- Spacious top floor flat
- Newly painted Nov 2026
- Newly carpeted Nov 2026
- One parking space
- Town centre
- Gas Central Heating
- Single garage
- Two double bedrooms
- Short walk to station
- Balcony

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Totteridge Road,
High Wycombe,
Bucks
HP13 6DS

>> Key Features

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Spacious Two-Bedroom Top-Floor Apartment in High Wycombe Town Centre

Location: High Wycombe, HP13 6DS

Council Tax Band: C

EPC Rating: D (Expected - certificate to follow)

A generously proportioned and freshly redecorated two-bedroom top-floor apartment, ideally situated in the heart of High Wycombe town centre and within walking distance of the mainline train station.

The Property

Offered in excellent condition, this bright and very spacious apartment has been newly painted and fitted with brand-new carpets throughout. The accommodation comprises a welcoming entrance hall leading into an expansive living room, with access to a private balcony-ideal for relaxing outdoors.

The separate, well-equipped kitchen comes complete with appliances. There are two well-sized double bedrooms offering ample space for

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bedroom furniture, alongside a main bathroom. with bath and shower over.

Outside & Parking

A rare benefit for such a central location, the property includes both a single garage and an allocated parking space.

Location & Transport

Positioned in HP13 6DS, the flat offers unrivalled convenience for commuters and town-centre living. High Wycombe train station is just a short stroll away, providing fast, direct links into London Marylebone, while the Eden Shopping Centre, local restaurants, supermarkets, and parks are all right on your doorstep.

AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. Managed by an elite Propertymark member agent with full client money protection.

Key Features:

" Very spacious two-bedroom top-floor apartment
" Gas central heating
" Newly painted and newly carpeted throughout
" Large living room with private balcony
" Two genuine double bedrooms
" Fitted kitchen with appliances included
" Single garage plus one additional parking space
" Prime town centre location (HP13 6DS)
" Very close to High Wycombe train station
" Council Tax Band C
" EPC Rating: Believed to be D (to follow)

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.

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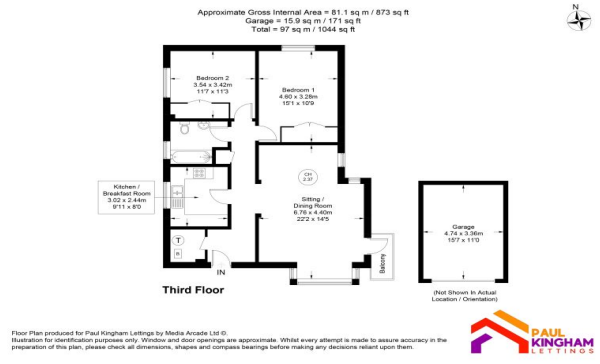
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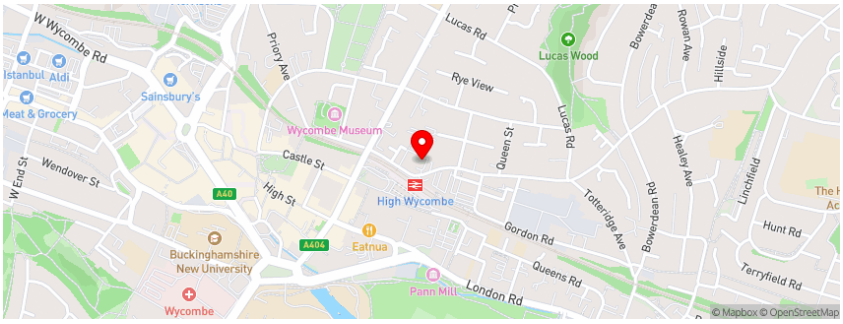






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Directions



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 t 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.