



Keegan White
ESTATE AGENTS

14 Davies Court | Monthly Rental Of £1,100

14 Davies Court | Carrington Road | High Wycombe | HP12 3JF

- Duplex Maisonette
- One bedroom (Ground floor)
- Open Plan Living (First floor)
- West Facing Balcony
- Bathroom and Guest WC
- Private Parking

The front door opens into the entrance lobby with stairs rising to the first floor and a doorway that leads into the bedroom. This has window to front aspect, a large walk in wardrobe (see floorplan), under stairs storage and a bathroom comprising of panel bath with overhead shower, WC, and a hand basin. To the first floor is a well proportioned living room that is open plan to the kitchen, with loft access and sliding doors that open onto the large west facing balcony. The kitchen is well appointed with a range of base and eye level storage units, worktop, stove with overhead extractor fan, stainless steel sink and drainer, and a window to front aspect. A doorway opens into a small lobby that gives access to the guest WC. Externally, there is allocated parking for one car and additional visitor bays with parking permits.

Davies Court is located at the far end of Carrington Road, a no through road that is a popular residential area just to the west side of the town centre. The facilities and amenities within High Wycombe are extensive, with The Eden Centre, a huge retail and entertainment complex, at its heart. The Swan Theatre provides excellent cultural entertainment and The Rye Park offers a wealth of leisure and sporting clubs, including an outdoor pool at the lido, netball, bowls, cricket, rugby and more for all to enjoy. The town draws high demand from people relocating to the area from near and far, who seek to take advantage of the quality schooling and the commuting opportunities. The mainline railway station offers regular and reliable services to London Marylebone and the location is ideally situated within a short drive of Junction 4 of the M40 giving access to Oxford, London, the M25 network and London Heathrow Airport.

Additional Information:

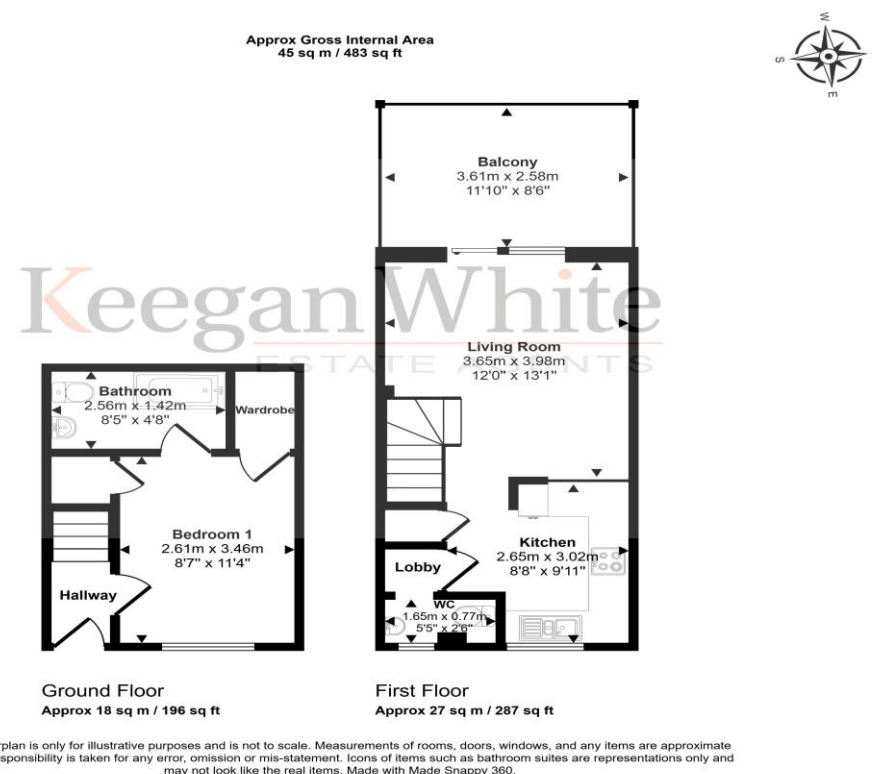
Council Tax band: B.

Energy Performance Rating: D (63).

Security deposit: 5 weeks' rent - £1,269.

Holding monies (contributes to 1st month's rent): £253.

Full referencing required.



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