



TO LET

Lynton House Surgery, High Wycombe
£1,350 pcm + security deposit

Walk to train station - spacious two bedroom apartment.

- Walk to station
- 2 large bedrooms
- Open plan living room/kitchen
- Bath and shower over
- 2 allocated parking spaces
- Energy Rating : To follow
- Council Tax Band B
- Unfurnished
- Gas Central Heating



**£1,350 pcm +
security deposit**

Lynton House Surg
43 London Road,
High Wycombe
HP11 1BP

This very spacious two bedroom first floor apartment offers extremely convenient living space just a short walk to the town centre and train station. Opposite The Rye playing fields, accommodation comprises secure external stairwell to own front door, large open plan kitchen/ living room, very large master bedroom with eaves storage, second good size double bedroom, fully tiled bathroom with bath and shower, plenty of storage space. Double glazing and gas central heating to radiators. Two dedicated off street parking spaces. Energy efficiency rating grade to follow. Council tax band B (Buckinghamshire County Council). Use of a small garden/outside area and outside cupboard - please ask for details. Available mid-September 2026. Sorry no pets allowed here. **MANAGED BY THE AGENT, AN ELITE PROPERTYMARK MEMBER.** NB There is parking control in place here due to the proximity of the property to the town.

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

>> Key Features

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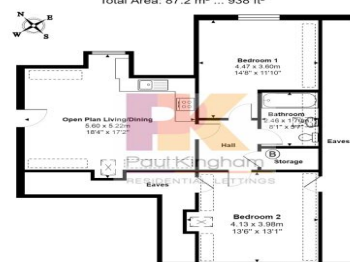
coverage checker can be found on the website of Ofcom.

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



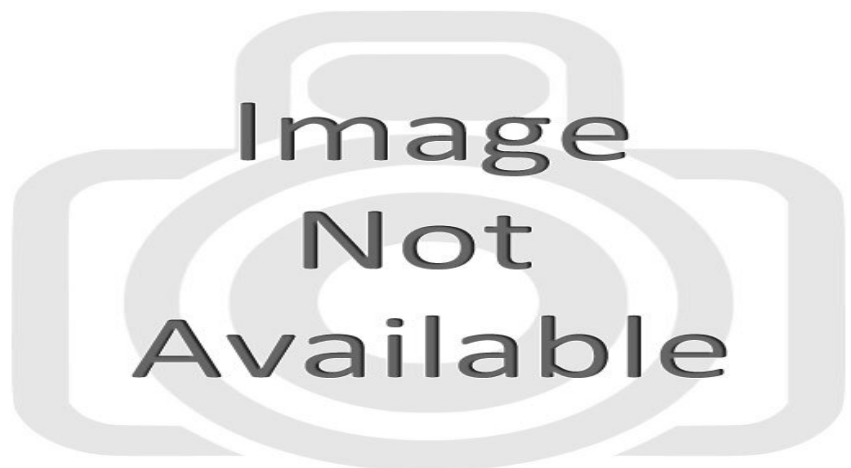
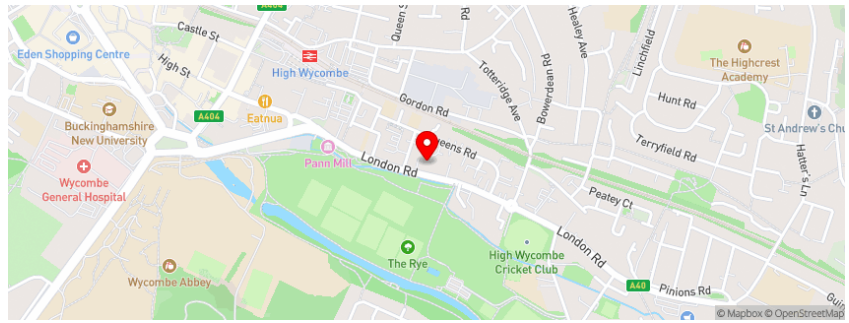


The Apartment, Lynton House, 43 London Road, High Wycombe, HP11 1BP
Total Area: 87.2 m² ... 938 ft²



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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 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.