



TO LET

Priory Road, High Wycombe
£1,200 pcm + security deposit

Walk to the station - pleasant 2 bedroom flat
with newly fitted bathroom.

- Pleasant first floor flat
- 2 Bedrooms
- Good size reception room
- New bathroom Aug 24
- Walk to train station
- Council Tax Band B
- Unfurnished
- Bath and shower
- Parking
- No pets or children allowed



**£1,200 pcm +
security deposit**

**Priory Road,
High Wycombe,
Bucks
HP13 6SL**

A spacious two bedroom split level first floor flat in High Wycombe town centre, within walking distance to the train station. The property comprises own front door to stairwell, living room with open plan refurbished kitchen with appliances, fully tiled newly fitted bathroom with bath and shower, two bedrooms (includes large loft bedroom with wood laminate flooring plus one other double bedroom). The property also benefits from allocated parking for one car and Economy 7 heating. EPC Rating D. Council tax band B. Available immediately on an unfurnished basis. **PROFESSIONALLY MANAGED BY AN ARLA/PROPERTYMARK AGENT WITH FULL CLIENT MONEY PROTECTION FOR LANDLORDS AND TENANTS. SORRY BUT THIS PROPERTY IS NOT SUITABLE FOR PETS OR CHILDREN.**

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.

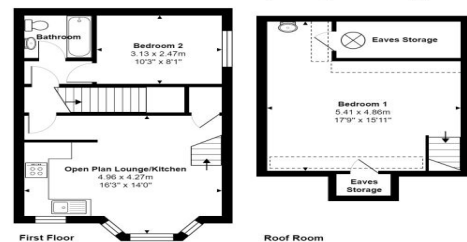
>> Key Features

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Priory Road, High Wycombe, HP13 6SL
Total Area: 60.7 m² ... 654 ft² (excluding eaves storage)



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



Image
Not
Available

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

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.