



TO LET

Hedley Court, High Wycombe
£1,350 pcm + security deposit

Recently refurbished two bedroom spacious penthouse apartment

- Penthouse flat
- Close to J3 of M40
- Recently refurbished
- Bathroom with bath & shower over
- New kitchen (July 24)
- Gas Central Heating
- Very spacious accommodation
- On main bus route
- Unfurnished



**£1,350 pcm +
security deposit**

**Hedley Court,
Hedley View,
High Wycombe
HP10 9RX**

>> Key Features

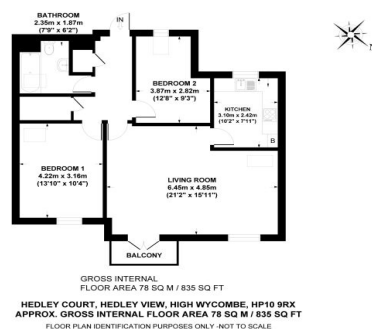
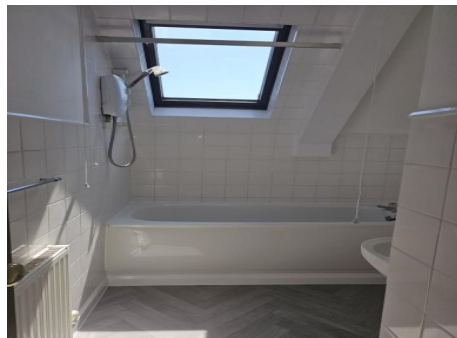
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This extremely spacious two bedroom penthouse apartment, recently refurbished, comes to the market on an unfurnished basis. Close to junction 3 of the M40 and available immediately, this flexible accommodation comprises entrance hall with two large storage cupboards, very spacious living room with balcony, newly fitted kitchen (July 24), two double bedrooms, bathroom with bath and shower over. Gas central heating. Some double glazed windows. Parking for one car. Council tax band C (Buckinghamshire County Council). Energy efficiency rating grade C. NB - this property does not come with blinds or curtains and only an oven and hob are supplied in terms of kitchen appliances.

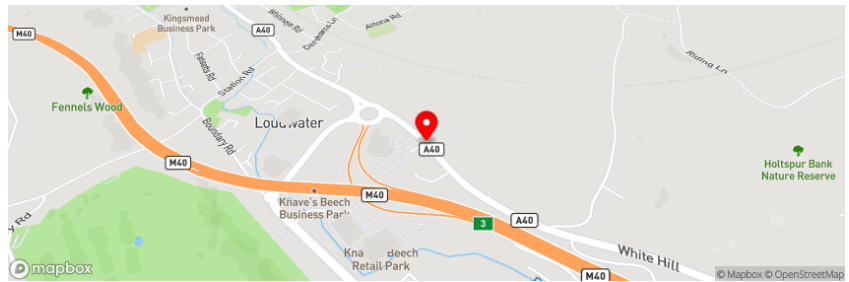
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality 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 :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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.