



TO LET

Juniper Court, Flackwell Heath
£1,295 pcm + security deposit

Very nicely presented one bedroom flat in
secure development.

- First floor apartment
- Secure development
- 1 allocated parking space
- Newly painted
- Gas Central Heating
- 1 double bedroom
- Balcony
- Open plan living



**£1,295 pcm +
security deposit**

**Juniper Court,
Flackwell Heath,
Bucks
HP10 9HG**

Set within a popular gated development, this top-floor one-bedroom flat offers modern living in a secure and well-maintained setting. Available immediately on an unfurnished basis, the home is ideal for professionals or couples seeking a comfortable and convenient space. The accommodation includes an entrance hall with built-in storage, a double bedroom featuring a fitted wardrobe, and an open-plan living area with a fitted kitchen and direct access to a private balcony. The bathroom is well appointed with a bath and shower over. Residents benefit from gas central heating, communal gardens, and secure parking with one allocated space.

Key Features. Top-floor flat in a gated development. One double bedroom with built-in wardrobe. Unfurnished. Open-plan kitchen/living room with balcony. Bathroom with bath and shower over. Gas heating. Council Tax Band: B (Buckinghamshire County Council) . EPC Rating: C. Secure parking with one allocated space. Access to communal gardens.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the

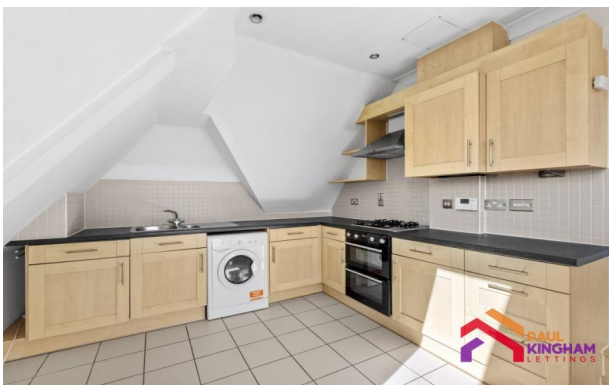
>> Key Features

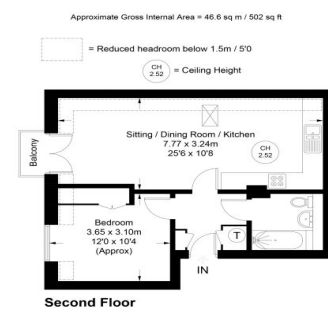
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final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is 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.

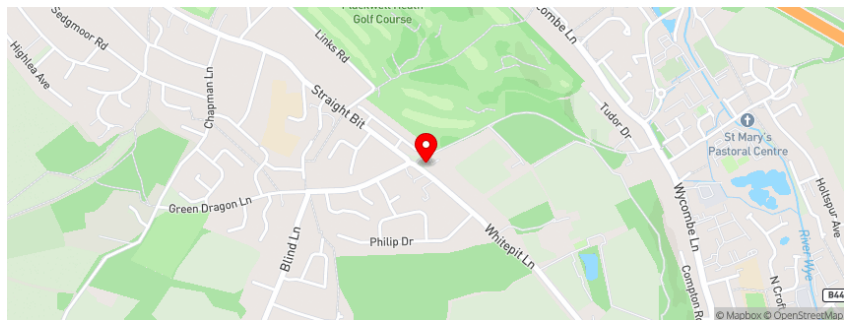




Floor Plan produced for Paul Kingham Lettings by Media Arcade Ltd (G).
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, angles and compass bearings before making any decisions reliant upon them.



Directions



Certificate Number : 98203062220566863200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/98203062220566863200>

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.