



TO LET

3 Leigh Street, High Wycombe  
£995 pcm + security deposit

Newly painted very spacious ground floor  
maisonette near town centre.

- Ground floor
- Spacious maisonette
- Large reception room
- Bathroom with bath and shower
- Gas Central Heating
- Council Tax Band B
- Unfurnished
- Newly painted (July 26)
- Walk to town centre
- Use of rear walled garden



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**3 Leigh Street,  
High Wycombe,  
Bucks  
HP11 2QU**

A short stroll from the shops, cafés, and amenities of High Wycombe town centre, this generously proportioned one-bedroom maisonette offers a fantastic opportunity for someone looking for space and convenience on the ground floor.

The Space (all newly painted July 2026):

Living Room: A large reception room with wood laminate flooring. Storage cupboard.

Bedroom: A well-sized double bedroom, also finished with wood laminate flooring.

Kitchen: Fully fitted with main appliances.

Bathroom: Neutral suite with bath and overhead shower.

Outside: Shared use of rear garden area.

Features & Comfort:

#### >> Key Features

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## £995 pcm + security deposit

Gas central heating and double glazing throughout for year-round warmth and efficiency.

Energy Efficiency Rating: D

Council Tax Band: B (Buckinghamshire County Council).

Available immediately – unfurnished.

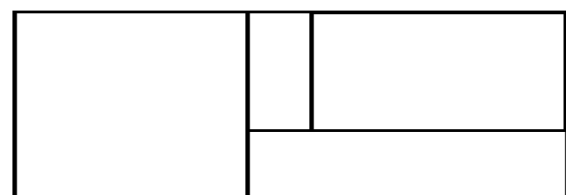
### A Few Notes:

No allocated parking (on street parking applies - permits may be available from the council).

**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.





**Waiting for  
Floorplan**

## Directions

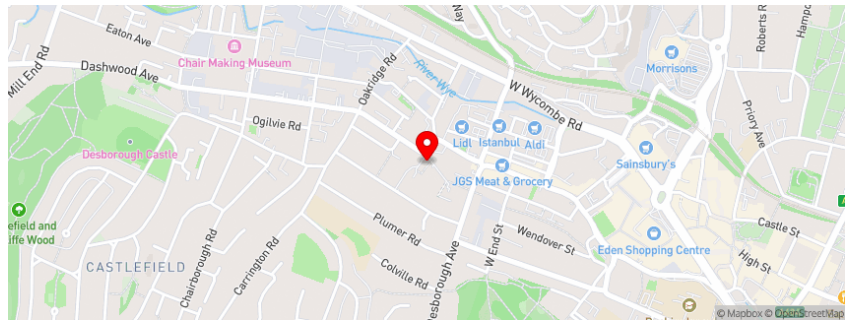


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## Our Fees

### 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.