



TO LET

Aspen Road, High Wycombe
£1,695 pcm + security deposit

Executive style top floor apartment - two double bedrooms. Overlooking woodland. Early viewing recommended.

- High quality executive apartment
- Open plan living
- Top floor - overlooking woodland
- Secure, gated parking - 2 spaces.
- Integrated appliances
- Gas underfloor heating
- Energy efficient - grade B
- Two double bedrooms
- Bath & separate shower cubicle
- Good natural light



**£1,695 pcm +
security deposit**

Aspen Road,
High Wycombe,
Bucks
HP10 9FA

This executive, top-floor, two-bedroom flat combines modern luxury with excellent transport links. Situated on Aspen Road (HP10 9FA), the newly built, unfurnished property is available from 1st August.

Living Spaces.

Open-Plan Area: Modern kitchen and spacious living room layout.

Kitchen: Fully fitted with all integrated appliances.

Balcony: Private outdoor space overlooking a scenic park and woodland.

Bedrooms & Bathrooms: Two generous double bedrooms.

Bathroom: Modern suite with high-quality fittings, bath, and separate shower cubicle.

Efficiency & Comfort: Comforting gas underfloor heating throughout.

Windows: Full double glazing for warmth and quiet.

Energy Rating: Highly efficient EPC Grade B property.

>> Key Features

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- Open plan living
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Storage: Built-in wardrobes featured in the main bedroom. plus storage and airing cupboard in hallway.

Building & other amenities: This property is serviced by a lift. Outdoor bike store. Communal car charging point (free of charge).

Parking: Two allocated parking spaces behind secure electric gates. One space is situated within a carport.

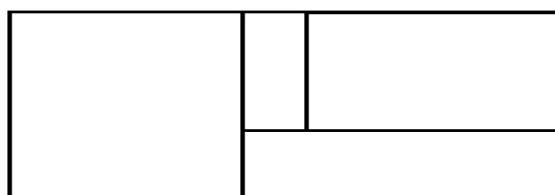
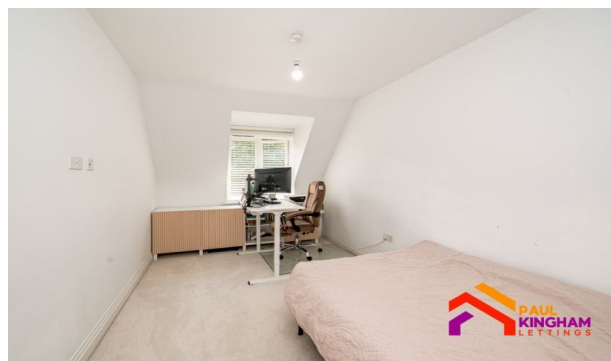
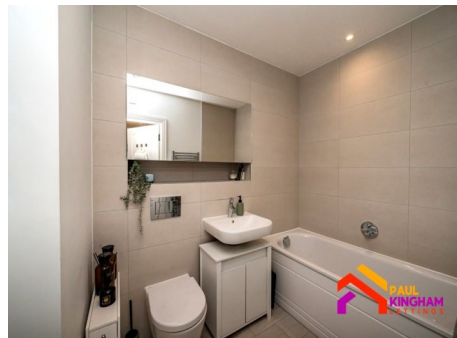
Location: Easy access to Junction 4 of the M40. Council Tax: Band C (Buckinghamshire County Council).

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.

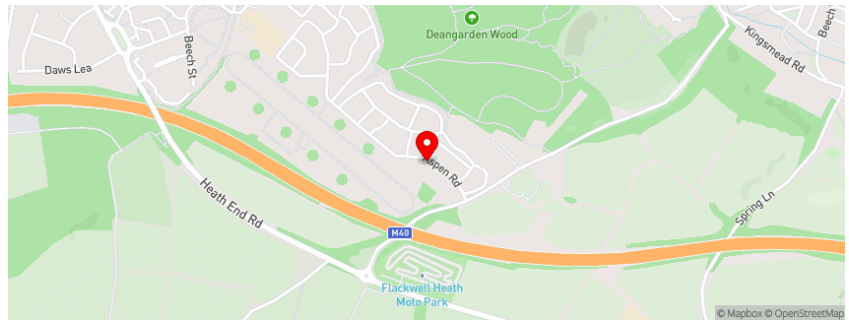
NB - The propellor style ceiling fan in the main bedroom is decorative only and does not function. There are a couple of small wooden units that will remain in the flat (please ask for details). The loft is available for very light storage only such as suitcases.





**Waiting for
Floorplan**

Directions



Certificate Number : 9340-3099-7100-2629-1061

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9340-3099-7100-2629-1061>

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.