



TO LET

Princes Gate, High Wycombe
£995 pcm + security deposit

Excellent spacious one bedroom top floor apartment - easy access to train station

- Top floor apartment with views
- Spacious accommodation
- Electric heating
- One double bedroom
- Furnished / Part furnished
- Bathroom with bath & shower over
- Near town centre
- Allocated parking
- Popular development
- Newly carpeted



£995 pcm +
security deposit

Princes Gate,
High Wycombe,
Bucks
HP13 7AZ

This very nicely presented and spacious top floor apartment comes to the market on a part furnished or unfurnished basis and is available mid May 2023. Being part of the established and popular Princes Gate development & just a short distance to High Wycombe town and train station, this newly carpeted accommodation comprises entrance hall with entry phone system, very spacious living room with bay window, modern fitted kitchen with appliances, one double bedroom, nicely appointed bathroom with bath and shower over. Double glazing. Economy 7 electric night storage heating plus panel heaters. Allocated parking for one vehicle. Energy efficiency rating grade C and council tax band B. AVAILABLE MID MAY ON A PART FURNISHED OR UNFURNISHED BASIS. Managed by the agent, an ARLA PropertyMark member with full client money protection. Sorry no pets. Not suitable for children. Non-smoking accommodation. Would suit single professional person or couple.

>> Key Features

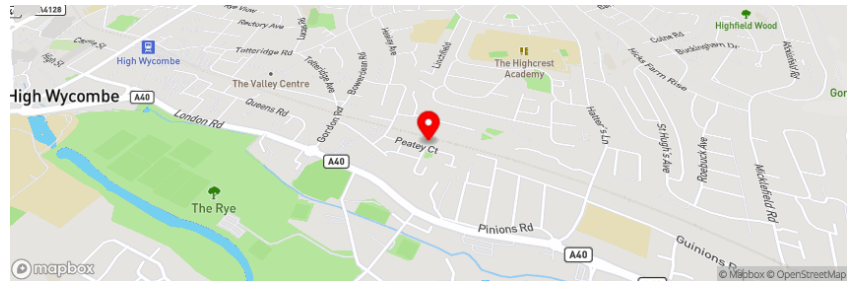
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Total floor area 49.4 sq.m. (531 sq.ft.) approx
This plan is for illustrative purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions



Certificate Number : 7637-3227-5200-0619-5226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7637-3227-5200-0619-5226>

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.