



Wyatt Close

Studio £795 pcm + security deposit

Downley, High Wycombe High Wycombe





8 Wyatt Close

Description

- Ground floor studio flat
- Large studio room
- Council Tax Band A
- Near town centre
- Popular development
- Balcony
- Bathroom with bath & shower
- Unfurnished
- Parking
- Near bus routes

This modern ground floor studio flat is ideally situated in the popular Garratts Way development, Downley. Close to High Wycombe town centre and with easy links to the A40 ,M40 and bus routes, accommodation comprises entrance hall, bathroom with bath and mixer shower over, living room / bedroom with doors to small balcony, kitchen with appliances. Electric heating. Double glazing. One parking space. Available end September 2024 on an unfurnished basis. Council tax band A. Energy efficiency rating grade C. Sorry, no pets or children. MANAGED BY THE AGENT A PROPERTYMARK MEMBER WITH FULL CLIENT MONEY PROTECTION.

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.



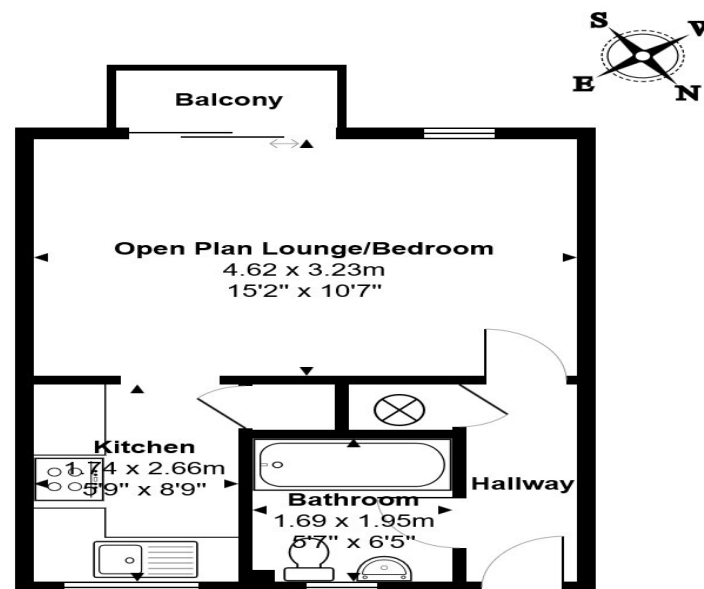
Accommodation Comprises:



8 Wyatt Close, High Wycombe, HP13 5YU

Total Area: 28.0 m² ... 301 ft² (excluding balcony)

Image
Not
Available



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

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).
- 2) Variation of contract (at tenant's request) - £50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
- 3) Change of sharer (at tenant's request) - £50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

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.



Red Lion House, 600 London Road
High Wycombe, HP11 1EX

telephone : 01494 47 28 46

email : contact@paulkinghamlettings.com

www.paulkinghamlettings.com