



TO LET

The Green, Wooburn Green
£1,195 pcm + security deposit

Very pleasant recently refurbished two
bedroom flat above shops - views of
Wooburn Green village.

- Flat - Unfurnished
- 2 Beds + 1 Reception
- 1 Bathroom
- Mixer shower
- Good access to train stations
- Newly refurbished & carpeted
- Spacious
- Views of Wooburn Green village
- Night storage heaters



**£1,195 pcm +
security deposit**

**The Green,
Wooburn Green,
Bucks
HP10 0EU**

This newly decorated first floor flat above a general store comes to the market on an unfurnished basis and is available immediately. With lovely views over the sought after village of Wooburn Green, accommodation comprises external staircase to own front door, entrance porch, large living room, modern fitted kitchen, storage cupboard, large double bedroom one with built in cupboards and single bedroom two, bathroom with bath and shower over. Double glazing. Electric heating including night storage heaters and other panel heaters. Energy efficiency rating grade D. Council tax band C (Buckinghamshire County Council). Advertised by an Elite Propertymark member agent. **STRICTLY NO PETS ALLOWED UNDER THE TERMS OF THE HEAD LEASE. WOULD SUIT SINGLE PROFESSIONAL PERSON OR A COUPLE.**

NB - Tenants must supply their own curtains / blinds, shower curtain, washing machine and fridge freezer. No allocated parking.

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.

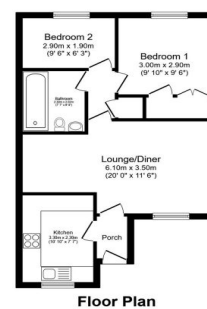
>> Key Features

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Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Total floor area 53.6 sq.m. (570 sq.ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55	64
39-54	E		
21-38	F		
1-20	G		

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

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.