Paul Kingham Lettings
Red Lion House, 600 London Road
High Wycombe, HP11 1EX
Tel : 01494 47 28 46 Fax :



TO LET

Aspen Road, High Wycombe
£1,750 pcm + security deposit

Executive style apartment - 2 bedrooms - 2 bathrooms - flexible furnishings. Available January 2027.

- Executive 2nd floor apartment
- 2 double bedrooms
- Lift
- 2 allocated parking spaces
- Very energy efficient
- Gas underfloor heating
- Easy access to Junctions 3 & 4 of M40
- 2 bathrooms - both with showers
- Furnished or unfurnished
- Attractive development

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Aspen Road, High Wycombe, Buckinghamshire HP10 9GG

Modern Two-Bedroom Apartment with Balcony & Two Parking Spaces – HP10 9GG

Available from January 2027 for a long-term let, this high-quality, two-bedroom second-floor apartment offers stylish and comfortable living in a highly convenient location. Ideal for an individual, couples, or professional sharers, the property benefits from lift access, modern finishes, and flexible furnishing options to suit your needs.

Key Features:

Spacious Living: A bright and airy open-plan kitchen and living area leading directly onto a private balcony with pleasant views.

Bedrooms & Bathrooms: Two generous double bedrooms, including a principal bedroom with a modern en-suite shower room, alongside a separate main bathroom.

Comfort & Efficiency:

Double glazing and underfloor heating throughout, boasting an

>> Key Features

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impressive EPC Rating of B for lower energy bills.

Parking & Access: Easy lift access to the second floor and the rare benefit of two allocated parking spaces.

Flexible Terms: Available furnished, part-furnished, or unfurnished on a long-term tenancy.

Location & Local Information:

Situated in the sought-after HP10 9GG postcode, the apartment is perfectly placed for commuters with quick and easy access to Junctions 3 and 4 of the M40. A wide range of local shops, supermarkets, and everyday amenities are also just a short distance away.

Additional Details:• Availability: January 2027• Tenancy Type: Long-term let available• Council Tax: Band C (Buckinghamshire Council)• EPC Rating: B

Early viewing is highly recommended to appreciate the quality and space this fantastic apartment has to offer.

Contact us today to arrange an appointment.

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.

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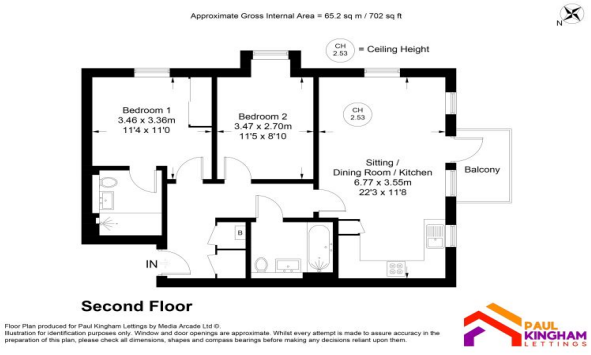
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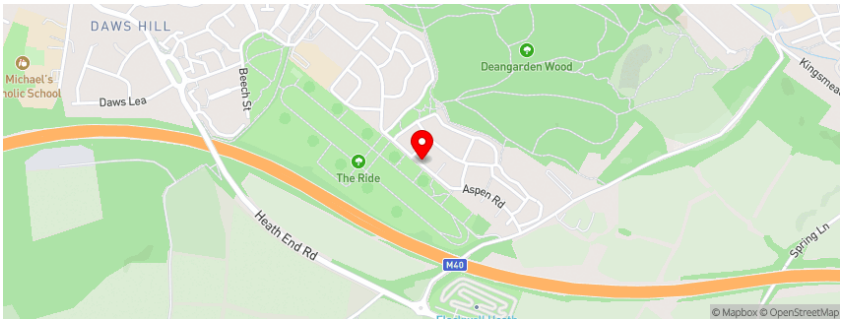




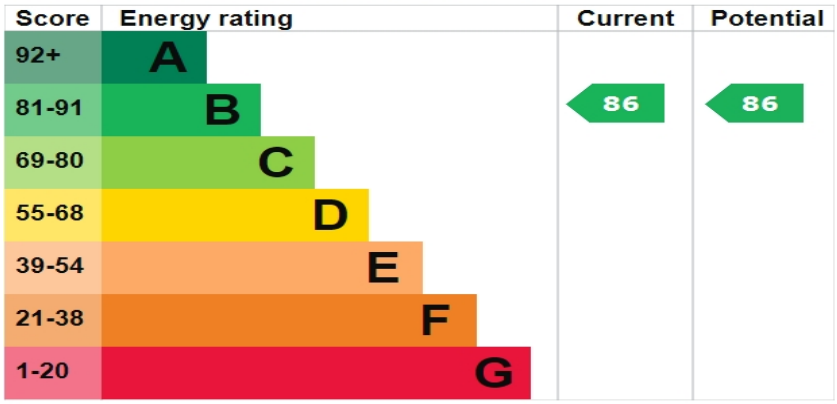


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Directions



Certificate Number : 6300-0589-0532-3303-3943



https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6300-0589-0532-3303-3943

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 t 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.