



TO LET

Ebenezer House, High Wycombe
£1,095 pcm + security deposit

A very spacious and well presented one bedroom second floor flat - certain pets considered

- **Second floor flat**
- **Large double bedroom**
- **Lounge with balcony**
- **Bathroom with bath and shower**
- **Gas Central Heating**
- **Energy Rating : D**
- **Unfurnished**
- **Close to J3 of M40**
- **Parking**
- **Certain pets considered**



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security deposit

Ebenezer House,
London Road,
Loudwater
HP10 9TQ

>> Key Features

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- Lounge with balcony
- Bathroom with bath and shower
- Energy Rating : D
- Unfurnished
- Close to J3 of M40
- Parking
- Gas Central Heating
- Certain pets considered

This extremely spacious one bedroom second floor apartment comes to the market on a mostly unfurnished basis * and is available May 22nd 2026. Close to junction 3 of the M40 motorway and within reasonable driving distance of both High Wycombe and Beaconsfield train stations, accommodation comprises entrance hall with storage cupboard, large living room with door to own private balcony, fully fitted modern kitchen with room for small table and chairs, one large double bedroom and family bathroom with bath and shower. Double glazing. Gas central heating. Parking on a first come first served basis. Shared garden with communal drying area. Council tax band B (Buckinghamshire County Council). Energy efficiency rating grade D. CERTAIN PETS CONSIDERED - PLEASE ASK FOR DETAILS. * One wardrobe in situ.

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.



Kitchen



Living/Dining Room

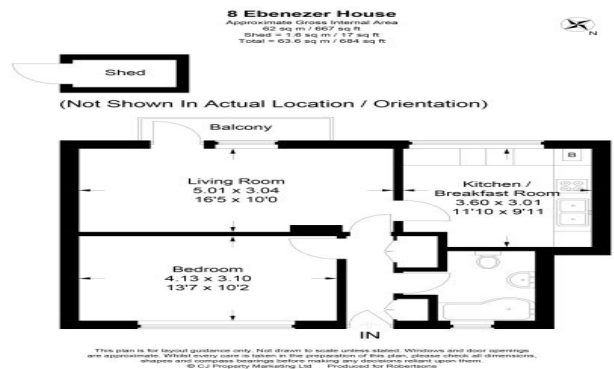




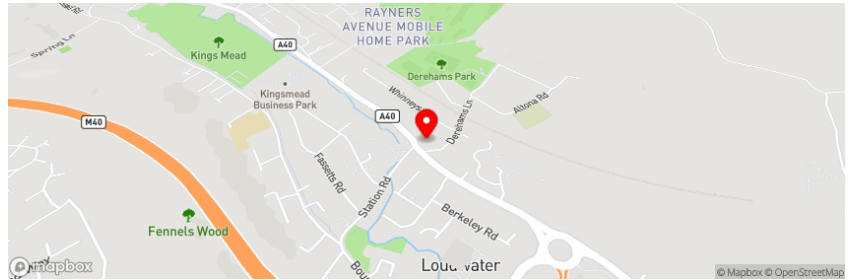
Bedroom



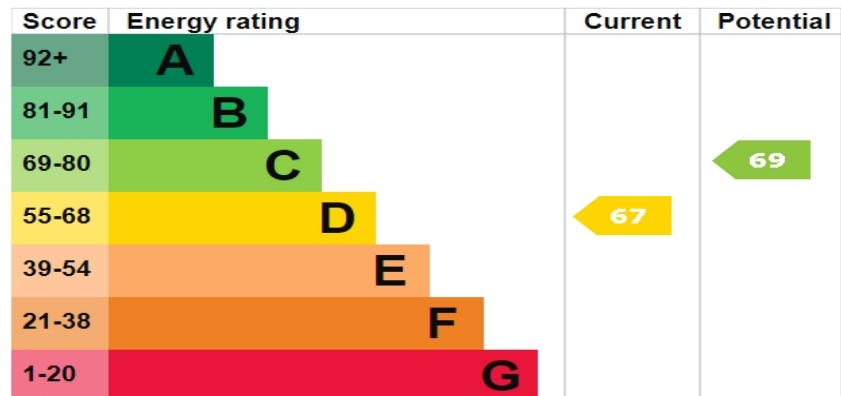
Bathroom



Directions



Certificate Number : 0834-0924-2300-0102-6296



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0834-0924-2300-0102-6296>

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.