



TO LET

Mendy Street, High Wycombe  
£1,075 pcm + security deposit

## Modern and spacious one bedroom town centre flat - walk to town and trains - Furnished

- Spacious one bedroom flat
- First floor
- Furnished
- Secure parking for one vehicle
- One double bedroom
- Electric heating
- Walk to trains
- Walk to bus station
- Open plan and modern



**£1,075 pcm +  
security deposit**

Mendy Street,  
High Wycombe,  
Bucks  
HP11 2FF

#### >> Key Features

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- First floor
- Furnished
- Secure parking for one vehicle
- Electric heating
- Walk to trains
- Walk to bus station
- Open plan and modern
- One double bedroom

Modern Town Centre Living | Spacious First Floor Apartment

This stylish and expansive one-bedroom flat offers the perfect blend of comfort and convenience in the heart of High Wycombe.

#### The Living Space:

A bright, large open-plan living area flows seamlessly into a modern kitchen with appliances (including dishwasher), creating an ideal space for relaxing or entertaining.

#### The Bedroom:

A generous double bedroom featuring floor-to-ceiling built-in wardrobes for ample storage.

Family bathroom with bath and shower over.

#### Convenience & Security:

Benefits from a video entry phone system, double glazing, and efficient electric heating throughout.

## £1,075 pcm + security deposit

### Parking & Extras:

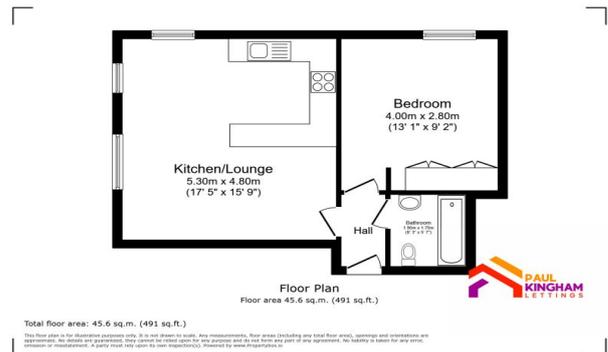
Includes one covered allocated parking space and secure bike storage.

Offered fully furnished and ready for immediate move-in. Energy efficiency grade D and council tax band C (Buckinghamshire County Council).

**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.





## Directions



Certificate Number : 82237839481048678992

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/82237839481048678992>

## 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.