



TO LET

Henderson House, Princes Risborough
£1,350 pcm + security deposit

Very spacious two bedroom flat in Princes Risborough town centre - 1 parking space

- **Town centre location**
- **First floor flat**
- **One allocated parking space**
- **Good access to train station**
- **Gas Central Heating**
- **Two double bedrooms**
- **Bathroom with bath & shower over**
- **Neutrally decorated**



**£1,350 pcm +
security deposit**

**Henderson House,
New Road,
Princes Risborough
HP27 0JN**

>> Key Features

- Town centre location
- First floor flat
- One allocated parking space
- Good access to train station
- Gas Central Heating
- Two double bedrooms
- Bathroom with bath & shower over
- Neutrally decorated

Spacious 2-Bedroom First Floor Flat - Available Immediately in HP27 - Princes Risborough Town Centre.

An excellent opportunity to rent this large, neutrally decorated two-bedroom first floor flat situated in the highly sought-after HP27 0JN area. Perfect for professionals, this property offers bright, versatile living space and is ready for immediate occupation.

Key Features

- " Two Double Bedrooms: Both rooms offer generous proportions and plenty of space for freestanding wardrobes.
- " Spacious Living Room: A large reception room featuring practical, built-in storage cupboards.
- " Modern Bathroom: Fitted with a full suite, including a bath with a shower overhead.
- " Parking: Includes one allocated off-street parking space.
- " Heating & Glazing: Gas central heating throughout and partial double glazing for efficiency.
- " Location: Ideally situated close to all local amenities, shops, and transport links.
- "

Property Details

£1,350 pcm + security deposit

- " Availability: Immediate
- " Furnishing: Unfurnished
- " Council Tax: Band B (Buckinghamshire Council)
- " EPC Rating: Grade D
- "

Viewing is highly recommended to appreciate the size and location of this property.

Contact us today to arrange a viewing.

MANAGED BY AN ELITE PROPERTYMARK MEMBER AGENT WITH
FULL CLIENT MONEY PROTECTION. AVAILABLE IMMEDIATELY.
UNFURNISHED.

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.





Approximate Gross Internal Area = 77.0 sq m / 838 sq ft



Floor Plan produced for Paul Kingham Lettings by Media Arcade Ltd (C).
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to ensure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Directions



Certificate Number : 7726-1097-9002-0726-0302

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7726-1097-9002-0726-0302>

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.