



TO LET

Saffron Road, High Wycombe
£1,150 pcm + security deposit

A very pleasant one bedroom ground floor flat, just a short walk to the town and trains.

- Spacious 1 bedroom flat
- Ground floor
- Walk to town and trains
- Bathroom with bath & shower
- Off street parking for one car
- Energy Rating : C
- Council Tax Band B
- Unfurnished
- Gas central heating
- Double glazing



**£1,150 pcm +
security deposit**

Saffron Road,
High Wycombe,
Bucks
HP13 6AB

>> Key Features

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- Ground floor
- Walk to town and trains
- Bathroom with bath & shower
- Energy Rating : C
- Council Tax Band B
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- Gas central heating
- Off street parking for one car
- Double glazing

This pleasant and spacious ground floor flat is situated in a well-managed development in High Wycombe (HP13). Available from early May 2026, this unfurnished property offers comfortable living space in a convenient location.

Key Features:

Living Space: Large, airy living room perfect for relaxing or entertaining.

Bedroom: A well-proportioned double bedroom.

Kitchen: Fully fitted kitchen complete with essential appliances.

Bathroom: Newly tiled modern bathroom featuring a bath with an overhead shower.

Parking: Unallocated parking space for one vehicle.

Efficiency: Energy Rating C, ensuring a modern standard of efficiency.

Location & Logistics:

Council Tax: Band B (Buckinghamshire County Council).

Availability: Early May 2026.

Unfurnished.

A short distance to the town and train station.

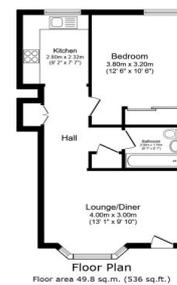
£1,150 pcm + security deposit

This property is ideal for professionals or couples looking for a good quality home in an ideal location. Contact us today to arrange a viewing.

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.





Total floor area: 49.8 sq.m. (536 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. For details and particulars, they should be relied upon or any person will be held from any part of any agreement, no liability is taken for any error, omission or misstatement. All parts must only open to their respective use, provided by www.paulkinghamlettings.com

Directions



Certificate Number : 22686086625573405244

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/22686086625573405244>

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.