



TO LET

Springwater Mill, High Wycombe
£1,375 pcm + security deposit

Excellent two bedroom apartment with secure parking and shared use of gym.

- Newly refurbished Aug 26
- Excellent, quiet development
- Communal garden & sun terrace
- Secure parking for 1/2 cars
- Built in wardrobes
- Gas Central Heating
- Shared use of a gym
- Large living room
- 2 bedrooms
- Modern shower room



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security deposit**

**Springwater Mill,
Buckinghamshire,
Bucks
HP11 1SF**

VIEWING HIGHLY RECOMMENDED.

This recently refurbished two bedroom ground / first floor apartment is ideally situated in a quiet no through road. Set in pleasant and well maintained grounds with the River Wye in the foreground, this unique and impressive mock tudor building offers just a small number of high quality apartments which enjoy exclusive use of a small gymnasium. The accommodation comprises living room with feature fireplace (cannot be used for a real fire), modern kitchen, two bedrooms (one double /one large single) both with built in wardrobes and a shower room with good quality sanitaryware. Gas central heating. Parking allocated for one/two cars (parked end to end) in a secure underground parking area with remote control garage door. Shared gym. Use of communal tumble dryer. Available immediately on an unfurnished basis. Energy efficiency rating grade C. Council tax band D (Buckinghamshire County Council). **MANAGED BY THE AGENT - AN ELITE PROPERTYMARK MEMBER AGENT. UNFURNISHED. AVAILABLE NOW.**

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the

>> Key Features

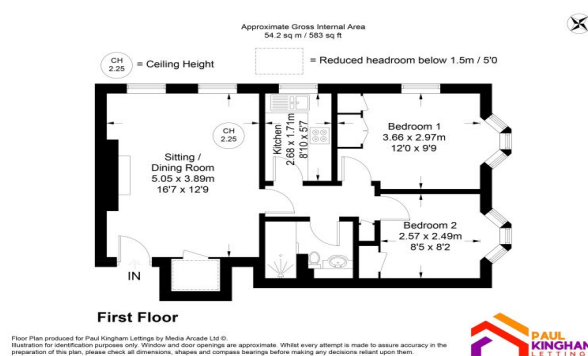
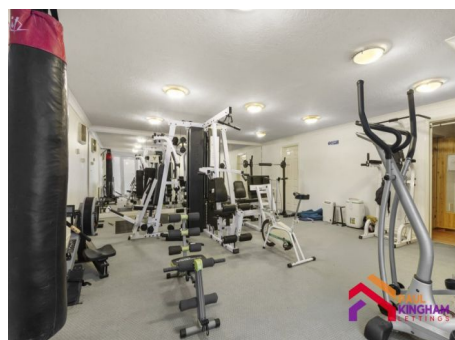
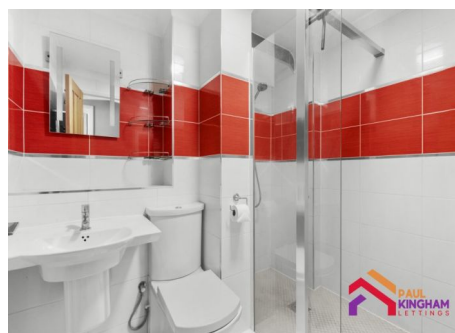
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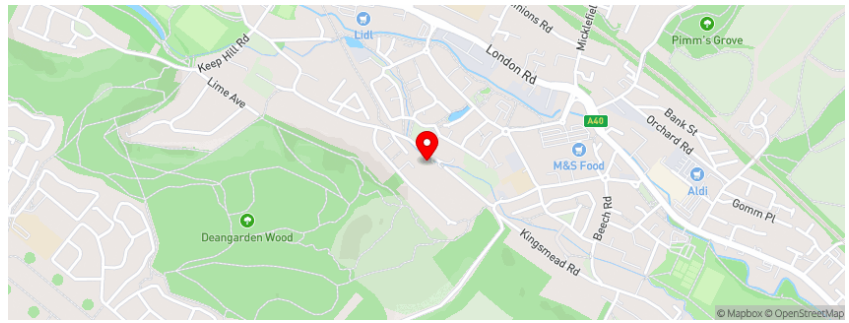
final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker 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 : 0300 - 2716 - 4130 - 2822 - 4841

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	73
55-68	D		
39-54	E		
21-38	F		
1-20	G		

[https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0300 - 2716 - 4130 - 2822 - 4841](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0300-2716-4130-2822-4841)

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.