



TO LET

Warwick Court, High Wycombe
£1,400 pcm + security deposit

Well-Presented Two-Bedroom Ground Floor Apartment – High Wycombe

- **Spacious GF flat**
- **2 double bedrooms**
- **Bathroom with bath & shower over**
- **Close to transport links**
- **Parking**
- **Pleasant views**
- **Neutrally decorated**
- **Double glazing**



**£1,400 pcm +
security deposit**

**Warwick Court,
Carisbrooke Avenue
High Wycombe
HP12 4NL**

>> Key Features

- Spacious GF flat
- 2 double bedrooms
- Bathroom with bath & shower over
- Close to transport links
- Parking
- Pleasant views
- Neutrally decorated
- Double glazing

Well-Presented Two-Bedroom Ground Floor Apartment – Sands, High Wycombe

This well-presented ground floor apartment is available immediately and is situated within a quiet development to the west of High Wycombe. Conveniently located nearby to local supermarkets, leisure facilities, the M40 motorway. High Wycombe railway station situated in the town centre offers direct connections to central London.

The accommodation comprises –

Living Room: A spacious living room with double-glazed doors opening onto a south-facing balcony overlooking fields and woodland.

Kitchen: A bespoke fitted kitchen with appliances.

Bedroom One: A well-presented bedroom with fitted wardrobes.

Bedroom Two: A second well sized bedroom.

Bathroom: A bathroom with bath and shower over, vanity wash basin

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and WC.

Outside: Communal gardens and resident parking on a first come first served basis plus on road parking.

Additional Benefits: Double glazing, electric heating and a security entry phone.

Additional Information

Available immediately. Offered unfurnished.

Council Tax Band: C (Buckinghamshire Council).

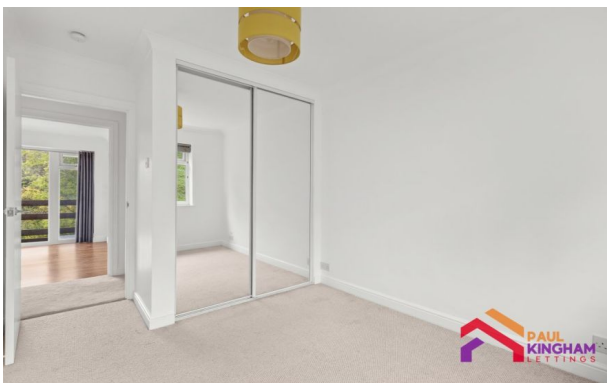
Energy Performance Certificate (EPC): Grade E.

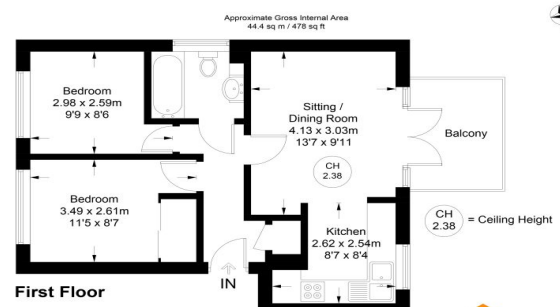
****Important Information****

The holding deposit is equivalent to one week's rent at the final agreed rental amount. The security deposit is equivalent to five weeks' rent at the final agreed rental amount.

Tenants are responsible for all utility bills and council tax. Tenants must arrange their own broadband and make the necessary enquiries regarding broadband speed and quality, as well as mobile phone signal strength at the property. Broadband and mobile coverage information can be checked via the Ofcom website.

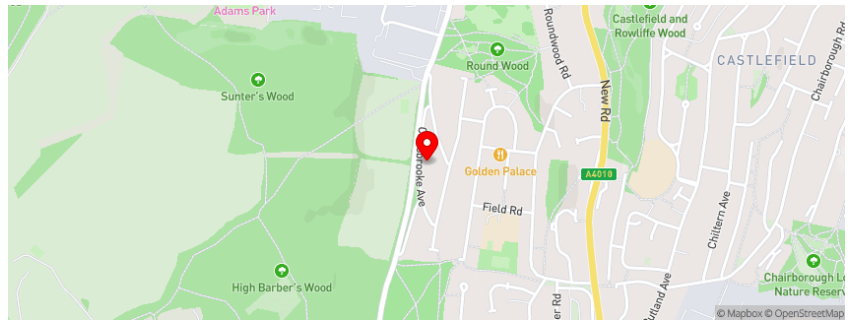
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





Floor Plan produced for Paul Kingham Lettings by Media Arcade Ltd (D).
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure 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 : 0354-2821-7368-9493-5555

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D		
39-54	E	49	
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0354-2821-7368-9493-5555>

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.