



TO LET

Southbourne House, Amersham Hill
£1,395 pcm + security deposit

**Very spacious two bedroom split-level
maisonette - High Wycombe town centre.**

- **Spacious maisonette**
- **Town centre location**
- **Large living room with balcony**
- **Single garage**
- **Good natural light**
- **Gas Central Heating**
- **Double glazing**
- **Two double bedrooms**
- **South facing**
- **Pump assisted shower**



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Southbourne House
Amersham Hill,
High Wycombe
HP13 6HJ

>> Key Features

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Spacious 2-Bedroom Split-Level Maisonette – High Wycombe Town Centre

The Property

Very nicely presented, split-level maisonette offering the space and feel of a house with the convenience of town-centre living. Recently redecorated to a good standard, the home features fresh neutral décor and recently fitted carpeting throughout.

Interior Highlights

Living Space: An impressively large living room with good natural light, featuring a private balcony—perfect for your morning coffee.

Kitchen: A well-proportioned kitchen fully equipped with essential appliances, including a double oven, fridge-freezer, and washing machine.

Bedrooms: Two generous double bedrooms located on the upper level, both benefiting from convenient built-in storage/cupboards.

Bathroom: A modern, recently fitted bathroom suite featuring a bath

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with a high-pressure, pump-assisted shower over.

Exterior & Extras

South facing (from living room).

The property includes a single garage located in a separate block. On-street permit parking is also available upon application.

Fully double-glazed windows and gas central heating throughout for year-round efficiency.

Surroundings: Set within well-maintained communal grounds in a quiet yet central location.

Location

Situated in the heart of High Wycombe, you are just a short walk from the Eden Shopping Centre, local amenities, and the mainline train station (offering fast links to London Marylebone).

Key Details

Furnishings: Unfurnished
Energy Rating: Grade C
Council Tax: Band C (Buckinghamshire Council)
Condition: Newly decorated.

NB - Maximum two people please. NO LOFT ACCESS AVAILABLE. NO PETS ALLOWED DUE TO HEAD LEASE RESTRICTION. Non-smoking accommodation.

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
Ground Floor = 2.9 sq m / 31 sq ft
First Floor = 33.3 sq m / 358 sq ft
Second Floor = 33.2 sq m / 357 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 81.8 sq m / 879 sq ft



Floor Plan produced for Paul Kingham Lettings by Media Arcade Ltd ©
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, slopes and compass bearings before making any decisions reliant upon them.

Directions



Certificate Number : 0330-2361-1490-2505-8545

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	78	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0330-2361-1490-2505-8545>

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.