Paul Kingham Lettings
Red Lion House, 600 London Road
High Wycombe, HP11 1EX
Tel : 01494 47 28 46 Fax :



TO LET

London Road, High Wycombe
£1,595 pcm + security deposit

Highly desirable, recently redecorated two bedroom house - great access to High Wycombe and trains.

- Victorian character property
- Newly decorated
- Gas Central Heating
- Two bathrooms
- Available long term
- Lovely long rear garden
- Two parking spaces
- Good transport links to town & trains
- Two reception rooms
- Two double bedrooms

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London Road,
High Wycombe,
Bucks
HP11 1EL

This extremely well presented, newly decorated two bedroom mid-terrace Victorian property comes to the market on an unfurnished basis and is available immediately. Situated in an excellent location for transport links into both High Wycombe and London, the accommodation comprises entrance hall, pleasant living room with wood flooring and fireplace with electric fire, dining room/second sitting room with wood flooring and ornate fireplace plus large understairs storage cupboard, fully fitted modern kitchen with Bosch appliances and wooden worktops, downstairs family bathroom with bath and shower over. Upstairs to main double bedroom with stunning en suite shower room with double sized cubicle, second double bedroom with built in cupboard. Gas central heating. Double glazing. Off street parking for two cars. Lovely long rear garden with two patios to choose from, large storage shed. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. ENERGY EFFICIENCY RATING GRADE E AND COUNCIL TAX BAND C (Buckinghamshire County Council). Managed by the agent, a Propertymark member with full client money protection. One well behaved dog or cat will be considered.

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.

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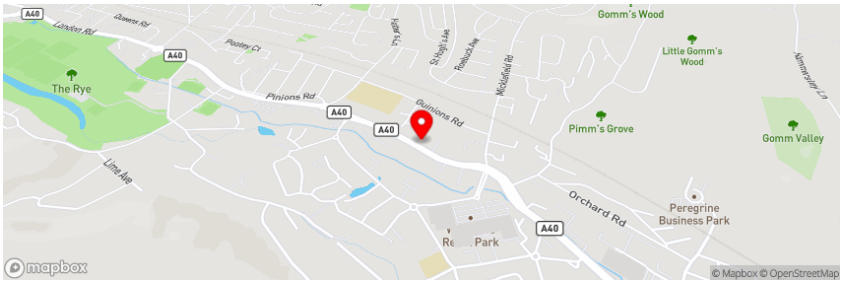
Paul Kingham
RESIDENTIAL LETTINGS

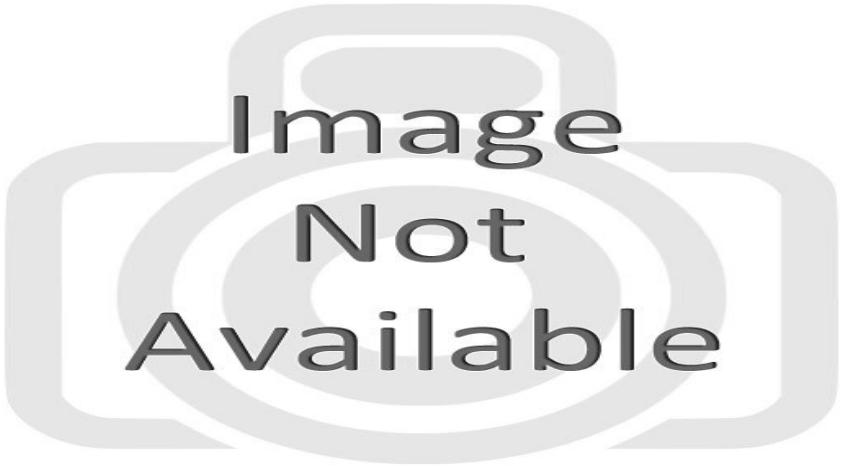
TOTAL: 70.9 sq.m. (764 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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Directions





Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

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.