



TO LET

Kingfisher Court, High Wycombe
£995 pcm + security deposit

Newly refurbished ground floor studio flat directly opposite the hospital - early viewing recommended.

- **Spacious studio flat**
- **Refurbished July 2026**
- **New bathroom and Kitchen**
- **One underground parking space**
- **Ground floor**
- **Electric heating**
- **Opposite hospital**
- **Town centre**
- **Double glazing**
- **Available immediately**



**£995 pcm +
security deposit**

Kingfisher Court,
High Wycombe,
Bucks
HP11 2HZ

>> Key Features

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- Refurbished July 2026
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- Opposite hospital
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- Double glazing
- Ground floor
- Available immediately

Stunning Refurbished Studio Flat in Town Centre Location.

This spacious ground-floor studio flat at Kingfisher Court offers modern, high-quality living in a prime town centre position. The property has been completely refurbished throughout and is available immediately for a long-term let on an unfurnished basis.

Key Features.

Prime Location: Situated in the heart of the town centre and directly opposite the hospital.

Fully Refurbished: Brand new interiors, fixtures, and fittings throughout.

Modern Kitchen: Newly fitted kitchen with sleek units and ample worktop space.

Upgraded Bathroom: Newly installed bathroom suite featuring a bath with an overhead shower.

Secure Parking: Includes one allocated underground parking space.

Communal Grounds: Access to nicely maintained communal gardens.

Good Storage: Built-in storage space to maximise your living area.

Energy Comfort: Double-glazed windows and efficient electric heating throughout.

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Key Information.

Availability: Immediately. Tenancy Term: Long term. Furnishing: Unfurnished. Council Tax: Band B (Buckinghamshire County Council). EPC Rating: Grade D.

This property is ideal for healthcare professionals or town centre commuters looking for a fresh, low-maintenance home with excellent transport links and local amenities right on the doorstep. Early viewings are highly recommended.

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.





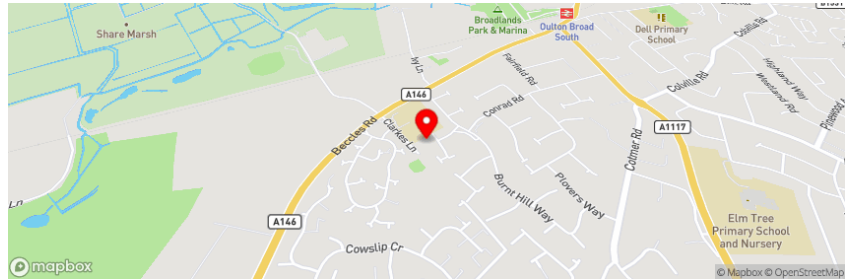
Approximate Gross Internal Area = 35.2 sq m / 379 sq ft



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 the plan, please check all dimensions, angles and compass bearings before making any decisions based upon them.



Directions



Certificate Number : 2796-3035-7202-5634-1204

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2796-3035-7202-5634-1204>

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.