



TO LET

Ludlow Mews, Loudwater  
£975 pcm + security deposit

Modern first floor studio fully refurbished July 2026 - near junction 3 of the M40.

- Spacious studio flat
- Refurbished July 2026
- Good size living/bedroom
- New bathroom July 2026
- Close to good bus routes
- Council Tax Band A
- Unfurnished
- Bath with shower over
- Allocated parking
- Double glazing



£975 pcm +  
security deposit

Ludlow Mews,  
Loudwater,  
High Wycombe  
HP11 1EQ

This modern, newly refurbished first floor studio flat comes to the market on a unfurnished basis and is available immediately. Ideally situated on the East side of High Wycombe with easy access to motorways and train stations at both High Wycombe and Beaconsfield, the accommodation comprises entrance hall, good size living room/bedroom with built in mirrored storage cupboards, modern kitchen, brand new bathroom with bath and shower over (fitted July 2026), fully double glazed, electric heating. One allocated parking space plus some visitor's parking. Council tax band A (Buckinghamshire County Council), energy efficiency rating E. Would suit single professional. MANAGED BY AN ELITE PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION.

**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.

#### >> Key Features

- Spacious studio flat
- Refurbished July 2026
- Good size living/bedroom
- New bathroom July 2026
- Council Tax Band A
- Unfurnished
- Bath with shower over
- Allocated parking
- Close to good bus routes
- Double glazing

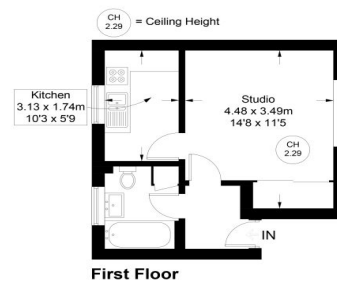
£975 pcm +  
security deposit

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





Approximate Gross Internal Area = 28.3 sq m / 305 sq ft



**First Floor**

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 reliant upon them.



## Directions

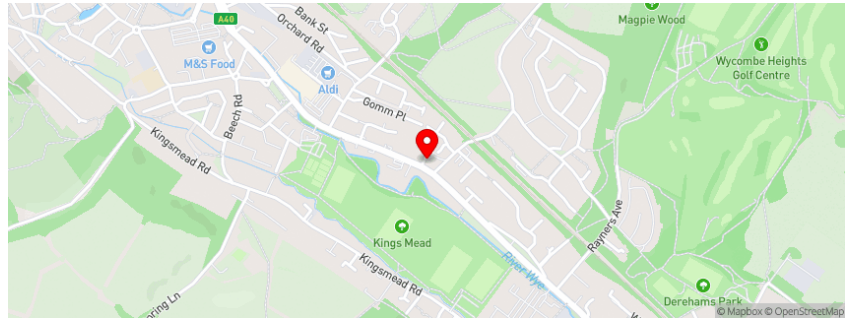


Image  
Not  
Available

### 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.