



TO LET

Abercromby Avenue, High Wycombe
£995 pcm + security deposit

Newly painted spacious one bed ground floor apartment a level walk to the town.

- Newly painted July 2026
- Ground floor
- Large reception room
- Bathroom with bath & shower over
- Level walk to town centre
- Council Tax Band B
- Unfurnished
- Close to bus routes
- Parking for small car
- Spacious GF maisonette



**£995 pcm +
security deposit**

**Abercromby Avenue
High Wycombe,
Bucks
HP12 3BJ**

>> Key Features

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- Ground floor
- Large reception room
- Bathroom with bath & shower over
- Council Tax Band B
- Unfurnished
- Close to bus routes
- Parking for small car
- Level walk to town centre
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This newly painted and spacious one bedroom ground floor apartment is available immediately on an unfurnished basis. Close to playing fields, this spacious accommodation comprises good size living room with feature fireplace (ornate only), fitted kitchen, one double bedroom with ornate fireplace (ornate only), bathroom with bath and shower over. Economy seven night storage heating. Double glazing. On street parking and some off street parking possible for a small vehicle. Energy efficiency rating grade D. Council tax band B (Buckinghamshire Council) . PROPERTYMARK ELITE REGISTERED LETTING AGENT WITH FULL CLIENT MONEY PROTECTION. AVAILABLE IMMEDIATELY. NB - the fireplaces are ornate only.

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.

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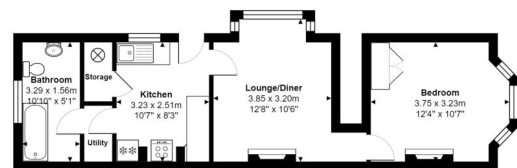
We are members of the Property Redress Scheme.





Abercromby Avenue, High Wycombe, HP12 3BJ

Total Area: 40.5 m² ... 436 ft²



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions

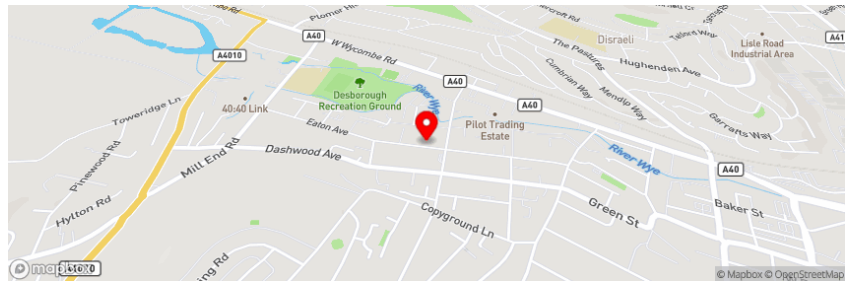


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Our Fees

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.