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



TO LET

Knaves Hollow, High Wycombe
£1,050 pcm + security deposit

Excellent ground floor studio flat near J3 of M40 - fully refurbished November 2026

- Fully refurbished Nov 2026
- Ground floor studio Flat
- Allocated parking
- New kitchen
- Access to good bus service
- New bathroom with bath and shower
- Short walk to Tesco superstore
- Close to junction 3 of the M40
- Well maintained development
- Visitor car park

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Knaves Hollow, High Wycombe, Bucks HP10 0PB

A beautifully refurbished, ground floor studio flat located in an established and well-managed development in the sought-after HP10 area (High Wycombe/Wooburn Moor).

The Property

Completely Refurbished: Finished to an excellent standard in November 2026, benefiting from a brand new kitchen and bathroom which features a full-size bath with a convenient electric shower.

Living Space: A spacious, bright, neutrally decorated and well-proportioned studio room.

Comfort & Efficiency: Double-glazed windows throughout with electric heating (EPC Rating D).

Furnishing: Offered on an unfurnished basis—a blank canvas for the next tenant.

Development & External Features.

>> Key Features

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Parking: Includes one allocated parking space plus access to a dedicated visitors' car park.

Outdoor Space: Shared access to well-maintained communal gardens.

Facilities: On-site bicycle racks and access to communal washing lines.

Peace of Mind: Situated within a highly regarded, established, and professionally managed residential development.

Location & Transport

Commuting: Ideally positioned for drivers with excellent road links via Junction 3 of the M40.

Amenities: Local shops - 300m from Tesco supermarket with other everyday amenities nearby.

Tenancy Details. Available immediately for a long-term tenancy if required.

Council Tax: Low-cost Council Tax Band B (Buckinghamshire Council).

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.

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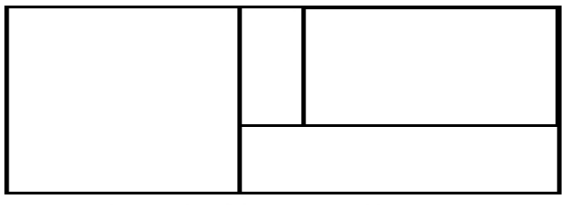
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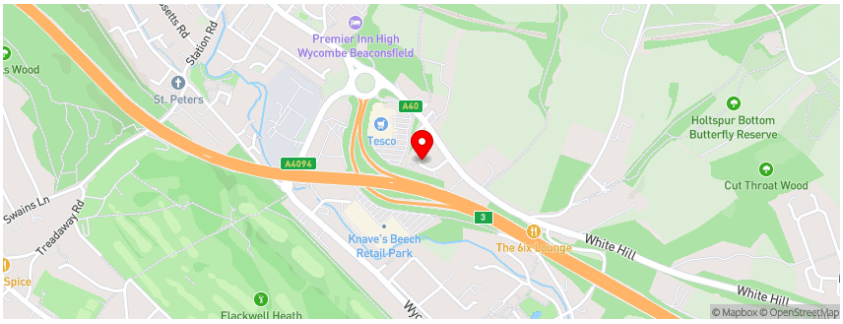




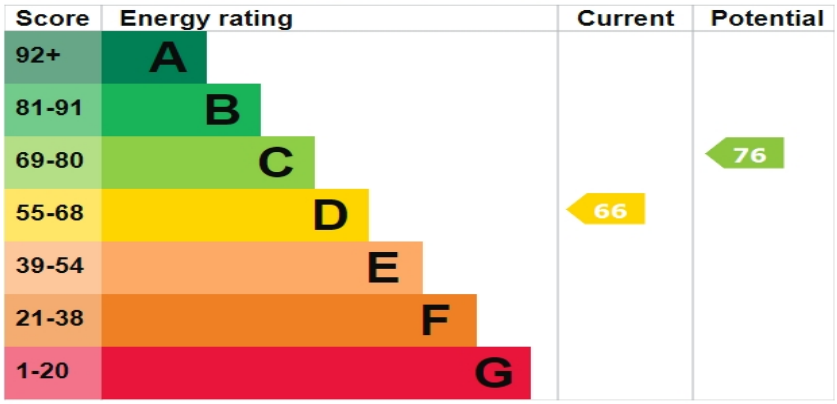


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Directions



Certificate Number : 2290-4279-2090-2098-1021



https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2290-4279-2090-2098-1021

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 t 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.