



**TO LET**

**Bevelwood Gardens, High Wycombe**  
**£795 pcm + security deposit**

**Pleasant modern first floor studio apartment -  
close to J4 of the M40.**

- **First floor studio flat**
- **Quiet development**
- **Living/bedroom**
- **Shower room**
- **Parking**
- **Energy Rating : D**
- **Council Tax Band B**
- **Unfurnished**
- **Close to J4 of M40**
- **Washing Machine**



**£795 pcm +  
security deposit**

Bevelwood Gardens  
High Wycombe,  
Bucks  
HP12 3EZ

This very nicely presented first floor studio flat in the ever popular and well managed Bevelwood Gardens development, comes to the market on an unfurnished basis and is available end December 2023. Close to junction four of the M40 and High Wycombe town centre with excellent bus connections nearby, this well presented accommodation comprises good size living room / bedsitting room, recently fitted kitchen, shower room, storage cupboards/area. Secure parking for one car plus visitor spaces. Outside storage cupboard. Double glazing, electric heating. Available end December 2023 on an unfurnished basis. Council Tax band B (Bucks County Council). EPC rating grade D. Sorry not suitable for pets or children. Marketed by an ARLA Propertymark member agent with full client money protection. Non smoking accommodation.

>> Key Features

- First floor studio flat
- Quiet development
- Living/bedroom
- Shower room
- Energy Rating : D
- Council Tax Band B
- Unfurnished
- Close to J4 of M40
- Parking
- Washing Machine



Studio



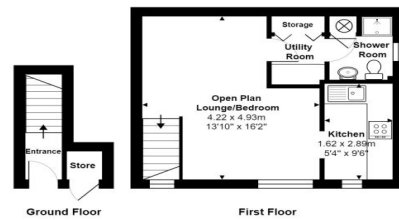


Bathroom



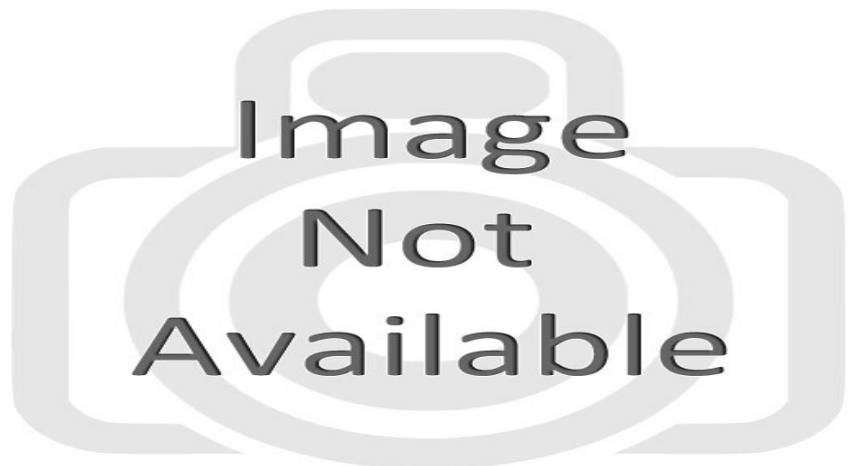
**Bevelwood Gardens, High Wycombe, HP12 3EZ**

Total Area: 29.5 m<sup>2</sup> ... 318 ft<sup>2</sup> (excluding store, entrance)



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



## 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.