



TO LET

Tempus Court, High Wycombe
£1,150 pcm + security deposit

Modern One-Bedroom Split-Level Apartment – First Floor. High Wycombe – HP13 5HA

- Modern 1 bedroom flat
- First floor
- Walk to town and trains
- Lift
- Split level
- Flexible furnishings
- Underfloor heating
- Open plan



**£1,150 pcm +
security deposit**

Tempus Court,
High Wycombe,
Bucks
HP13 5HA

Modern One-Bedroom Split-Level Apartment – First Floor. High Wycombe – HP13 5HA

This beautifully presented, modern first-floor split-level apartment is available immediately and is ideally situated close to High Wycombe town centre, offering convenient access to a wide range of shops, supermarkets, restaurants, pubs and local amenities.

The accommodation comprises -

Living/Dining Room: A bright, open-plan living and dining area, providing a comfortable space for both relaxing and entertaining.

Kitchen: A modern fitted kitchen with appliances.

Bedroom: A well-proportioned double bedroom.

Bathroom: A modern bathroom with bath and overhead shower.

Storage: Adequate storage available, including understairs storage and an airing cupboard.

Heating: Electric underfloor heating to the lower floor, with a radiator

>> Key Features

- Modern 1 bedroom flat
- First floor
- Walk to town and trains
- Lift
- Split level
- Flexible furnishings
- Underfloor heating
- Open plan

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in the bedroom and a heated towel rail in the bathroom.

Glazing: Double glazing throughout.

Parking: No allocated parking is provided with the property. Local permit parking options are available; prospective tenants are advised to make their own enquiries regarding availability and eligibility.

Terms: Available immediately. Offered unfurnished or part-furnished. Please ask for details. Council tax band B (Buckinghamshire County Council). Energy efficiency rating grade D.

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.

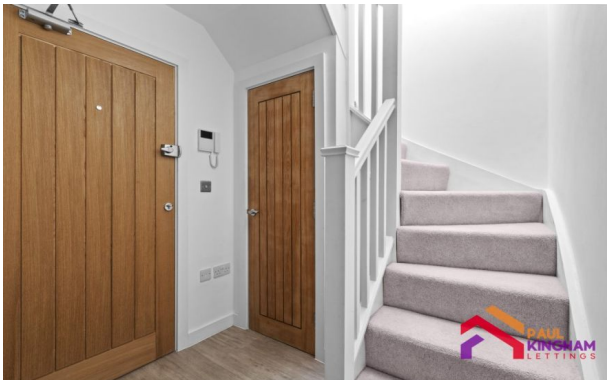
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.



Kitchen



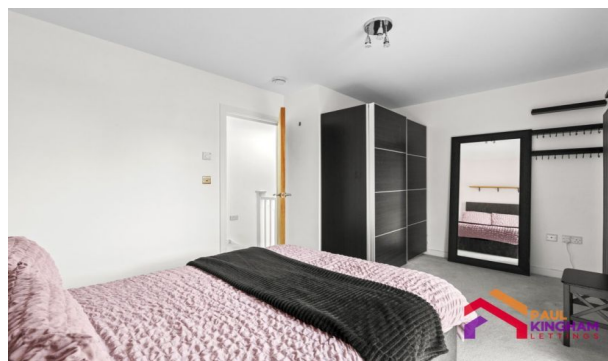
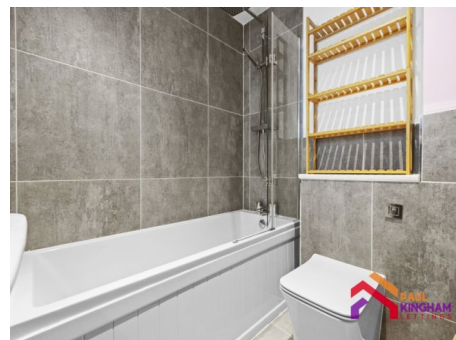
Living/Dining Room



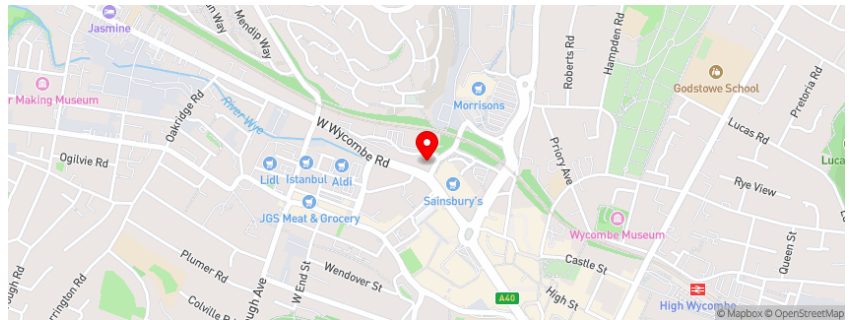


Bedroom

Bathroom



Directions



Certificate Number : 0178-8930-7382-6081-0914

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0178-8930-7382-6081-0914>

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.