



TO LET

Morris Mews, High Wycombe
£1,350 pcm + security deposit

Modern two bedroom apartment overlooking
playing fields - Loudwater.

- Modern flat
- Second floor
- Balcony with views
- Allocated parking
- Jack & Jill bathroom
- Gas Central Heating
- 2 double bedrooms
- Kitchen with appliances
- Bathroom with bath & shower over
- Dishwasher



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security deposit**

Morris Mews,
Rugby Rise,
High Wycombe
HP11 1AL

>> Key Features

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Modern Two-Bedroom Apartment – Second Floor. Loudwater - HP11 1AL

Overlooking playing fields, this bright, neutrally decorated second-floor apartment situated in a sought-after location is available early November 2026.

Enjoying lovely views, it offers a peaceful yet convenient setting with easy access to High Wycombe's amenities.

The accommodation comprises -

Living room: A good size room with a balcony overlooking open playing fields.

Kitchen: A modern fitted kitchen with all the main appliances, including a dishwasher.

Main Bedroom: A generous double with useful built-in cupboards.

Second Bedroom: Well-proportioned double with fitted wardrobes.

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Bathroom: A convenient "Jack & Jill" layout, accessible from the main bedroom and hallway, featuring a bath with overhead shower.

Heating: Gas central heating with a recently installed boiler.

Glazing: Full double glazing throughout.

Parking: One allocated parking space plus visitor parking.

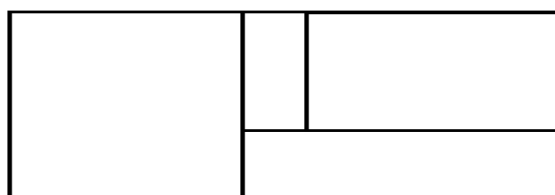
Other amenities: Airing cupboard and storage cupboard in hallway. Intercom. Storage shed with shared use - ideal for keeping a bicycle.

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

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.





**Waiting for
Floorplan**

Directions



Certificate Number : 0300266044900581

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0300266044900581>

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.