



TO LET

Coningsby Court, High Wycombe
£1,125 pcm + security deposit

Nicely presented one bedroom flat walking distance of town centre.

- **Pleasant one bedroom flat**
- **Double bedroom with built in wardrobe**
- **Large reception room**
- **Bathroom with bath and shower over**
- **Walk to town and station**
- **Council Tax Band B**
- **Unfurnished**
- **Open plan**
- **Parking space**
- **Gas Central Heating**



£1,125 pcm +
security deposit

Coningsby Court,
Coningsby Road,
High Wycombe, Bu
HP13 5LJ

This attractive one bedroom first floor apartment comes to the market on an unfurnished basis, available early August 2026. Situated close to High Wycombe town centre in a pleasant and well managed development, enjoying good proximity to local shops and amenities, the accommodation comprises pleasant living room, open plan recently fitted kitchen with appliances, one good size double bedroom with built in wardrobes and bathroom with bath and shower over. Gas central heating. One parking space. Some small communal gardens. Council tax band B (Buckinghamshire County Council). Energy efficiency rating grade C. MANAGED BY AN ELITE PROPERTYMARK MEMBER AGENT. NOT IDEAL ACCOMMODATION FOR CHILDREN.

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.

>> Key Features

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- Double bedroom with built in ward
- Large reception room
- Bathroom with bath and shower o
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- Unfurnished
- Open plan
- Parking space
- Walk to town and station
- Gas Central Heating



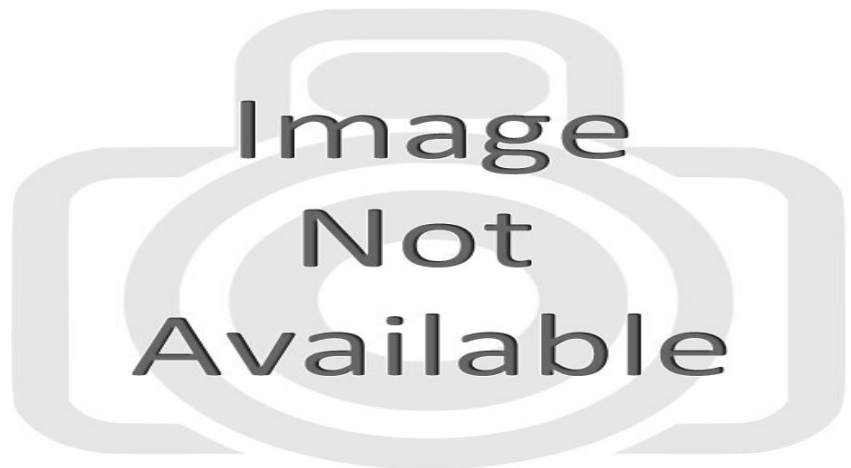


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First Floor
 Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans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

Directions



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.