



TO LET

Dilwyn Court, High Wycombe
£1,195 pcm + security deposit

Newly painted and carpeted, spacious one bedroom first floor flat.

- **Spacious first floor flat**
- **Newly painted**
- **Newly carpeted**
- **Double glazing**
- **Electric heating**
- **Secure, gated development**
- **Level walk to town centre**
- **Close to bus routes and J4 of M40**
- **Shops nearby**
- **Parking**



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security deposit**

**Dilwyn Court,
Abercromby Avenue
High Wycombe
HP12 3BH**

>> Key Features

- Spacious first floor flat
- Newly painted
- Newly carpeted
- Double glazing
- Secure, gated development
- Level walk to town centre
- Close to bus routes and J4 of M4
- Shops nearby
- Electric heating
- Parking

Spacious One-Bedroom Flat – First Floor, HP12 3BH

Secure Gated Development with allocated parking

This freshly painted one-bedroom flat is set within a secure gated development, available now and well placed for commuting, with convenient bus routes and Junction 4 of the M40 close by.

The Living Space

Living Room: A generously sized reception room, newly painted and newly carpeted throughout, ready to move straight into.

Bedroom: A comfortable double bedroom with fitted cupboards offering plenty of storage.

Modern Bathroom: Fully tiled with a bath and shower over, and the added luxury of underfloor heating.

Comfort & Practicalities

Heating: Electric heating throughout, with underfloor heating in the bathroom.

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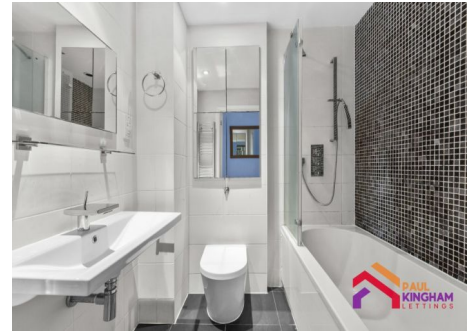
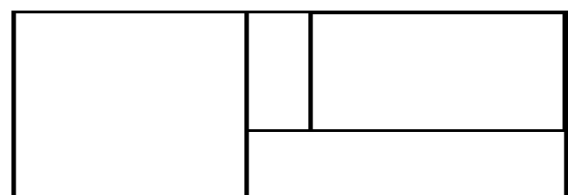
Glazing: Double glazing throughout.
Energy Efficiency: Energy Performance Rating Grade C.
Parking: One allocated parking space.
Security: Gated development for added peace of mind.

Viewing highly recommended. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. MANAGED BY AN ELITE PROPERTYMARK MEMBER AGENT. ENERGY EFFICIENCY RATING GRADE C. 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.

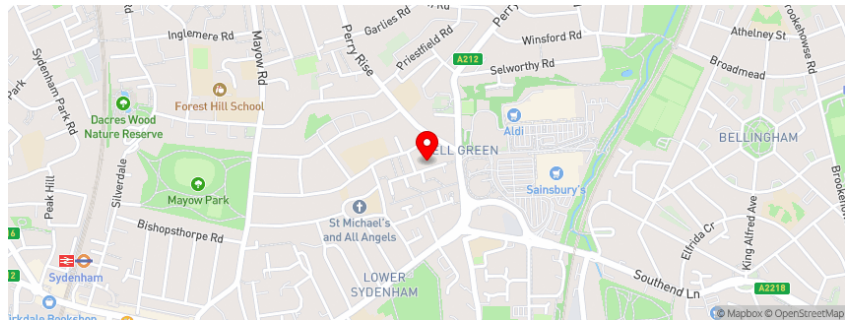
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



Certificate Number : 0254-2876-7775-9028-8885

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	72
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0254-2876-7775-9028-8885>

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.