



TO LET

Knaves Hollow, High Wycombe
£1,300 pcm + security deposit

Newly decorated & carpeted two bedroom flat
in convenient location.

- Newly painted
- 2 bedroom flat
- First floor
- Parking for 1 car + visitors
- Very convenient location
- Well maintained development
- Large living room
- New kitchen
- Newly carpeted
- Close to good bus routes



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security deposit**

Knave's Hollow,
High Wycombe,
Bucks
HP10 0PB

Newly Decorated Two-Bedroom Flat – First Floor, conveniently located near Junction 3 of the M40

Available immediately, this freshly decorated two-bedroom flat sits within an established, well-maintained development. Offering easy access to local shops and amenities, it's also perfectly placed for commuters with the M40 (Junction 3) close by and quick links to both High Wycombe and Beaconsfield.

The Living Space

Living Room: A large, bright reception room — newly carpeted and ready to move into.

Kitchen:

Newly fitted with modern appliances and a handy large storage cupboard.

Bedrooms & Bathroom

>> Key Features

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Bedroom One: A generous double with stylish mirrored wardrobes.

Bedroom Two: A second good-sized bedroom, ideal for guests, a home office.

Shower Room: Newly fitted to a contemporary standard.

Comfort & Practicalities

Heating: Electric heating throughout, including Economy 7 night storage heaters for efficient warmth.

Glazing: Full double glazing throughout.

Parking: One allocated parking space plus access to a visitor car park.

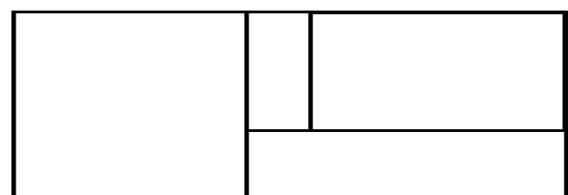
Storage: Loft space available for suitcases and light items only.

Council tax band C (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.

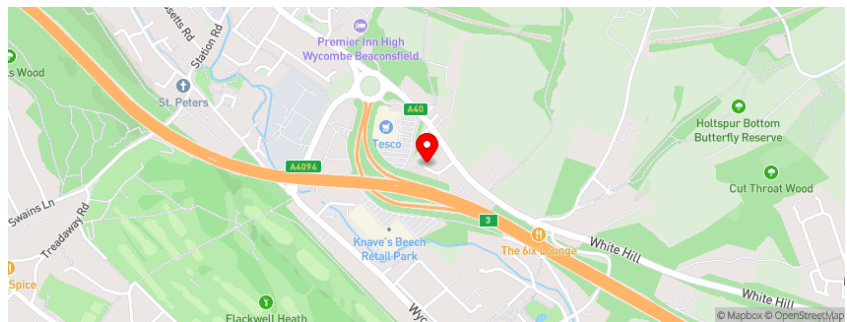
Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





**Waiting for
Floorplan**

Directions



Certificate Number : 4234-3125-5300-0477-8226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/4234-3125-5300-0477-8226>

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.