



**TO LET**

**Aspen Court, High Wycombe**  
**£1,375 pcm + security deposit**

**A very spacious two bedroom ground floor apartment - Loudwater area.**

- **Spacious property**
- **Ground floor**
- **One parking space**
- **Electric heating**
- **Two double bedrooms**
- **Double glazing**
- **Available mid-September**
- **Unfurnished**
- **Close to London Rd bus routes**
- **Own balcony**



£1,375 pcm +  
security deposit

Aspen Court,  
High Wycombe,  
Bucks  
HP13 7YG

#### >> Key Features

- Spacious property
- Ground floor
- One parking space
- Electric heating
- Double glazing
- Available mid-September
- Unfurnished
- Close to London Rd bus routes
- Two double bedrooms
- Own balcony

This very spacious ground floor flat comes to the market on an unfurnished basis and is available 13th September 2025. With its own entrance and being just a short walk to the the London Road with its excellent bus service, this flexible accommodation comprises entrance hall, large living room with wood laminate flooring and a private balcony, modern fitted kitchen (please ask about appliances), two double bedrooms (both with mirrored wardrobes), bathroom with bath and shower over. Double glazing. Electric heating. One allocated parking space. Unfurnished. Available mid-September 2025. Managed by a Propertymark member agent with full client money protection. Energy efficiency rating grade C. Council tax band C (Buckinghamshire County Council). There are no pets allowed here unfortunately.

**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.





## Directions



Certificate Number : 2091-4217-7040-6300-5305

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2091-4217-7040-6300-5305>

## 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.