



Keegan White
ESTATE AGENTS

114 Aspen Road | Monthly Rental Of £1,750



Features

- Brand New
- Top Floor With Lift
- Two Parking Spaces
- Balcony
- Two Bathrooms
- Long Term Let Preferred

A video entryphone provides access to the communal hallway, with an elevator and stairs rising to the third floor. The apartment's private front door opens into a bright hallway that has two convenient storage cupboards. The open plan kitchen living room has a balcony overlooking parkland, and the kitchen is fully equipped with fridge freezer, dishwasher, oven, hob, extractor fan, and microwave that are integral to the worktop and storage units. The

master bedroom has fitted wardrobes and an ensuite that comprises of shower cubicle, hand basin, and WC. The family bathroom is adjacent to the other double bedroom and provides a panel bath with overhead shower, handbasin and WC.

Externally, there is private gated car parking for two vehicles and the development provides communal gardens and parkland.



Abbey Barn is located to the east of High Wycombe and has been built by the well regarded developer, Berkeley Homes. Within a short drive are Kingsmead and Rye Parks, which are home to High Wycombe Rugby Club, the Lido with its heated outdoor pool, gym and tennis courts, and more. There are local shops in the neighbouring villages of Flackwell Heath and Loudwater, with further facilities in High Wycombe and Beaconsfield. High Wycombe itself has a wide arrange of amenities numbering among them the Eden Centre which has a host of shopping, restaurants and leisure outlets. The Swan Theatre is a regular host to a wide range of touring shows from stand-up comedians to the ever popular Christmas Pantomimes. There are numerous schools, with Loudwater Combined School being the closest primary school, and is located within the 2022 catchment for the two Grammar Schools, John

Hamden, and Wycombe High. This is an excellent location for commuters, with Junction 3 of the M40 only a short drive away, and railway access to London Marylebone in under half an hour from either High Wycombe, or Beaconsfield mainline railway stations.

Additional Information:

Energy Performance Rating: EP B (84).

Council Tax: Band C.

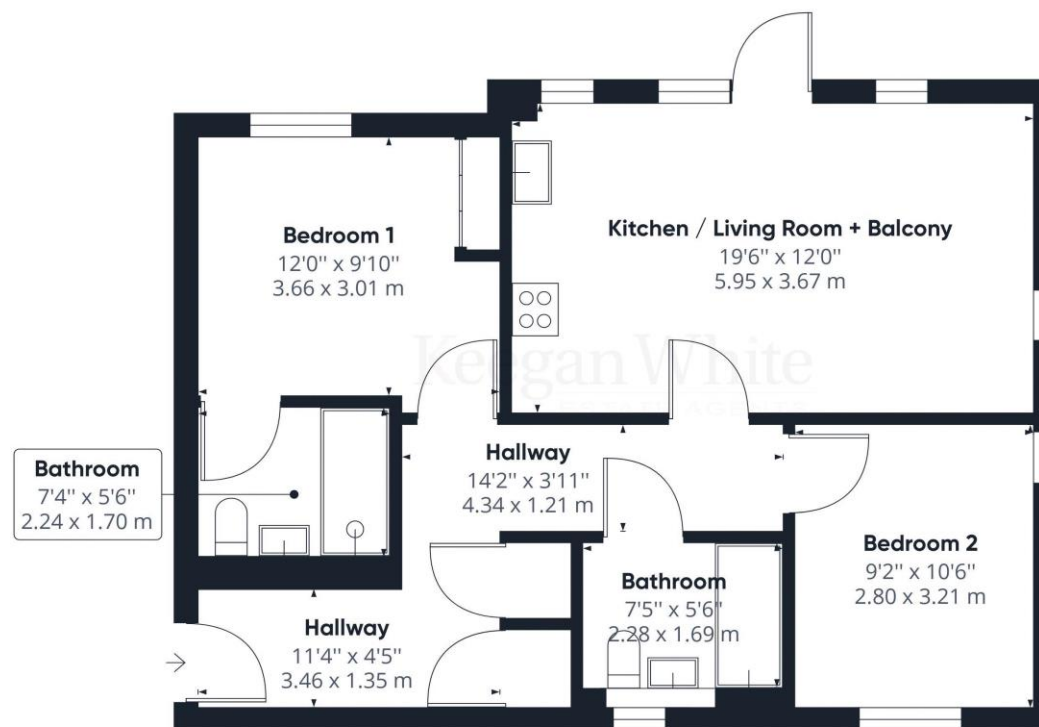
Holding monies at 1 week's rent - £403

Security deposit at 5 week's rent - £2,019

Full Referencing Required

Sorry, no pets





Approximate total area⁽¹⁾
685.41 ft²
63.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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