



**TO LET**

**Wesley Dene, High Wycombe**  
**£1,400 pcm + security deposit**

## Newly decorated two bedroom apartment close to station

- Spacious town centre flat
- 2 double bedrooms
- Open plan living room/kitchen
- Bathroom with bath & shower over
- Newly decorated Oct 24
- Council Tax Band C
- Unfurnished
- Gas Central Heating
- Walk to tains
- Secure parking for one car



£1,400 pcm +  
security deposit

Wesley Dene,  
Priory Road,  
High Wycombe  
HP13 6SJ

#### >> Key Features

- Spacious town centre flat
- 2 double bedrooms
- Open plan living room/kitchen
- Bathroom with bath & shower over
- Council Tax Band C
- Unfurnished
- Gas Central Heating
- Walk to tains
- Newly decorated Oct 24
- Secure parking for one car

This newly decorated and spacious two bedroom first floor apartment is ideally situated just a short walk to High Wycombe train station and town centre. Accommodation comprises entrance hall with large mirrored wardrobe and storage cupboard, open plan living room, fitted kitchen with appliances (please ask for details), two double bedrooms, fully tiled bathroom with bath and shower over. Double glazing. Gas central heating. Lift. Entry phone system. Parking for one vehicle secured by a barrier. Available immediately on an unfurnished basis. THIS DEVELOPMENT IS NOT SUITABLE FOR CHILDREN UNDER THE AGE OF 12. NO PETS. THIS DEVELOPMENT IS STRICTLY NON-SMOKING INCLUDING E-CIGARETTES. Council tax band C (Buckinghamshire County Council). EPC rating grade C.

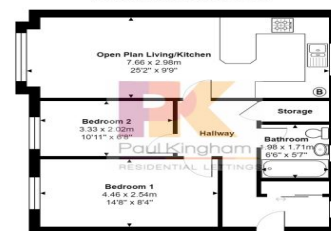
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality 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.





**Wesley Dene, Priory Road, High Wycombe, HP13 6SJ**

Total Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>



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



Certificate Number : 9905-1208-4609-9101-1804

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9905-1208-4609-9101-1804>

## Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

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.