



TO LET

Winston House, High Wycombe
£1,250 pcm + security deposit

**Nicely presented second floor flat with
excellent transport links**

- **Second floor flat**
- **2 bedrooms -1double / 1 single**
- **Large reception room**
- **Bathroom with bath and shower over**
- **Wood laminate flooring**
- **Energy Rating : D**
- **Council Tax Band C**
- **Unfurnished**
- **Close to transport links**
- **Gas Central Heating**



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security deposit**

Winston House,
Fennels Road,
High Wycombe
HP11 1SR

>> Key Features

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This very nicely presented and recently decorated two bedroom second floor apartment is ideally situated close to the A40 with good transport links to High Wycombe town centre and the M40 motorway. Adjacent to playing fields, accommodation comprises entrance hall with entry phone, good size living room with wood laminate flooring, modern fitted kitchen with appliances, main double bedroom, second smaller double bedroom, family bathroom with bath and shower over, gas central heating. Energy efficiency rating grade D. Council tax band C (Buckinghamshire County Council). Available mid-July on an unfurnished basis. This property is managed by an ARLA Propertymark member agent with full client money protection. On road and in development parking permits available from Wycombe District Council - please ask for details. SORRY NO PETS ALLOWED. NOT IDEALLY SUITED TO FAMILIES.

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

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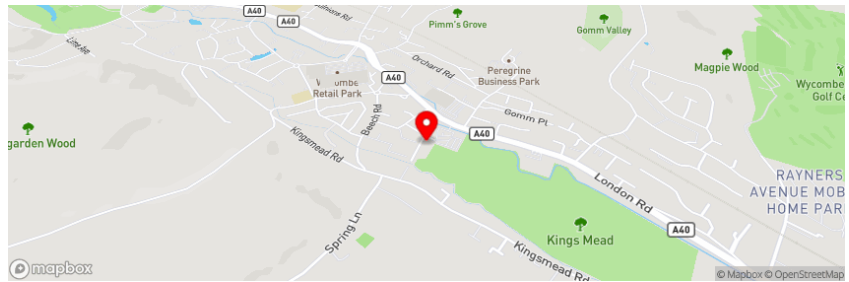
coverage checker can be found on the website of Ofcom.



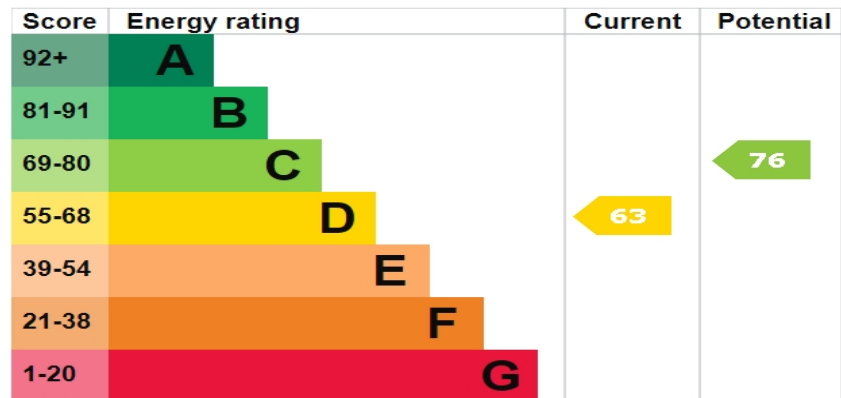


Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions



Certificate Number : 8919-0167-9002-0027-8306



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8919-0167-9002-0027-8306>

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.