



**TO LET**

**Hughenden Road, High Wycombe**  
**£1,150 pcm + security deposit**

## Spacious two bedroom first floor maisonette - close to town centre and trains

- First floor maisonette - Unf/Pt. furnishe
- 2 Beds + 1 Reception
- Bathroom with bath & shower over
- Council Tax Band B
- Near Hughenden Park
- Parking for one car
- Double glazing
- Walk to town centre
- Garden
- Gas Central Heating - new boiler



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security deposit

Hughenden Road,  
High Wycombe,  
Bucks  
HP13 5PD

>> Key Features

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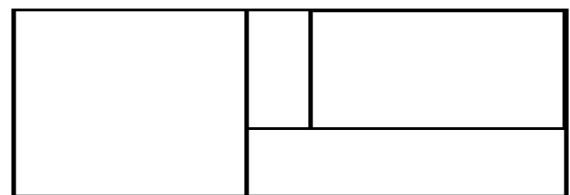
This spacious first floor two bedroom maisonette comes to the market on a part furnished or unfurnished basis and is available immediately. Ideally located, close to High Wycombe town centre and train station, the accommodation comprises own front door and stairs to first floor, good size living room with views, large kitchen with plenty of room for a table and chairs, double bedroom one and large single bedroom two, bathroom with bath and shower over. Double glazing. Gas central heating (new boiler Jan 24). Parking for one car. Rear garden with shed. No pets. Not suitable for a family of more than 3. AVAILABLE IMMEDIATELY ON A PART FURNISHED OR UNFURNISHED BASIS. Marketed by an experienced ARLA Propertymark member agent with full client money protection. Council tax band B (Buckinghamshire County Council). Energy efficiency rating grade C. Please ask for details of furnishings. Loft space is NOT available.

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.





**Waiting for  
Floorplan**

### Directions



Certificate Number : 7211-0154-7002-0199-8602

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74	78
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/7211-0154-7002-0199-8602>

### 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.