



TO LET

Papermakers Lodge, High Wycombe
£1,395 pcm + security deposit

Spacious two bedroom flat in convenient location - 2 bathrooms

- Ground floor flat
- Spacious accommodation
- Secure parking for one car
- Convenient location for town and trains
- Available immediately
- Electric heating
- Two bathrooms
- Own entrance door
- Open plan living room/kitchen
- Two double bedrooms



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Papermakers Lodge
High Wycombe,
Bucks
HP11 1GJ

>> Key Features

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This very spacious ground floor apartment comes to the market on an unfurnished basis and is available immediately. Close to main bus routes into High Wycombe for the town centre shops and trains, the accommodation comprises own front door to entrance hall with video entry system and large storage cupboard, very spacious open plan living room/kitchen with balcony, main bedroom with ensuite shower room and built in wardrobes, second double bedroom, family bathroom with bath and hand held mixer shower. Parking for one car behind an electronic secure gate. Electric heating. Double glazing. Energy efficiency rating grade C and council tax band C (Buckinghamshire County Council). Managed by the agent, an ARLA Propertymark member agent with full client money protection. Unfurnished. Available immediately.

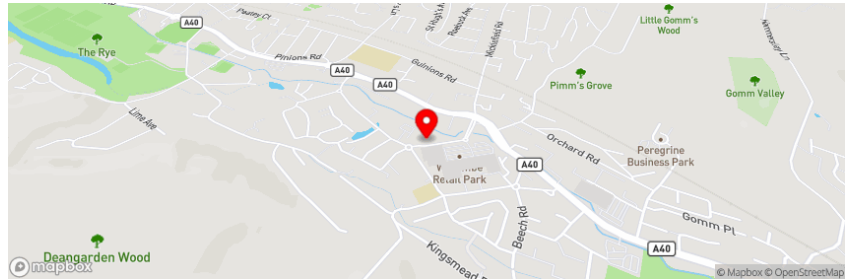
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality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





TOTAL: 68.4 m² (736 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. It should not be used as a basis for any contract or agreement. No liability is taken for any errors, omissions or misstatements. It should not be used as a basis for any contract or agreement. No liability is taken for any errors, omissions or misstatements. It should not be used as a basis for any contract or agreement. No liability is taken for any errors, omissions or misstatements.

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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.