



**TO LET**

**Kings View, High Wycombe**  
**£1,350 pcm + security deposit**

## Modern 2 bedroom town centre apartment - fully refurbished Nov 2024

- Modern town centre apartment
- 2 double bedrooms
- Large reception room
- 1 bathroom & 1 shower room
- New wood effect flooring
- Unfurnished
- Newly refurbished
- One allocated parking space
- Balcony
- Electric heating



£1,350 pcm +  
security deposit

Kings View,  
West End Road,  
High Wycombe  
HP11 2PQ

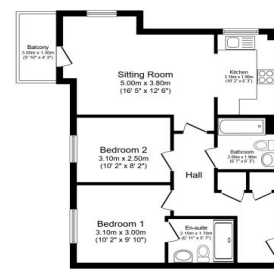
#### >> Key Features

- Modern town centre apartment
- 2 double bedrooms
- Large reception room
- 1 bathroom & 1 shower room
- Unfurnished
- Newly refurbished
- One allocated parking space
- Balcony
- New wood effect flooring
- Electric heating

This fully refurbished, modern two bedroom town centre second floor flat offers ideal living space for professional sharers or a couple. A short walk to both the train and bus stations and near to shops and all local amenities, accommodation comprises entrance hall with entry phone system, good size living room with doors to private balcony, fitted kitchen with all main appliances, two bedrooms (master bedroom with ensuite shower room) plus second smaller double bedroom. Electric economy seven storage heating. Double glazing. Private secure parking for one car behind electronic gates. Energy efficiency rating grade C. Council tax band C. Fully managed by ARLA/Propertymark registered agent with full client money protection. Available immediately on an unfurnished basis. Available long term. Sorry no pets.

**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.





**Floor Plan**  
 Floor area 59.0 sq.m. (640 sq.ft.)

TOTAL: 59.0 sq.m. (640 sq.ft.)  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor area), coverage and orientations are approximate. It should not be used as a basis for any legal agreement. No liability is accepted for any errors, omissions or misstatements. It shall not be used as a basis for any legal agreement. For more information, please contact Paul Kingham Lettings.

## Directions

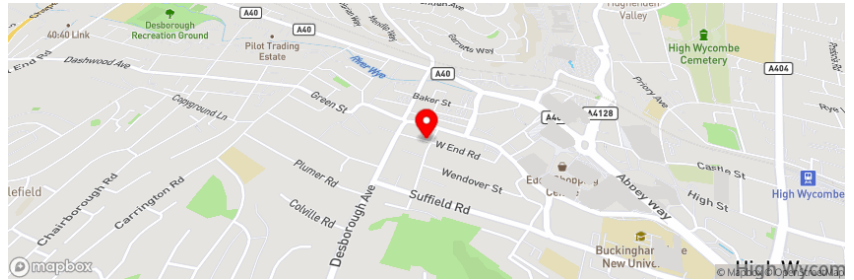


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Not  
Available

## 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.