



## **Ely House, Stockfields Place, Stokenchurch, High Wycombe, Buckinghamshire, HP14 3ZE**

**TO LET £1,350 pcm**

**Unfurnished**

A modern well presented two bedroom, two bathroom first floor apartment situated 0.5 miles to the M40 (J5) and close to local amenities. EARLY SEPTEMBER 2024 UNFURNISHED. EPC rating B. CONTACT B&B LETTINGS 01844 354554.

- FIRST FLOOR
- 0.5 MILES TO M40
- TWO BATHROOMS
- SMALL BALCONY
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING

**Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 936547  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

## Description

A modern well presented two bedroom, two bathroom first floor apartment situated 0.5 miles to the M40 (J5) and close to local amenities.

The property comprises;

Entrance hall  
Open plan kitchen/living room  
Main bedroom with ensuite  
Guest bedroom  
Family bathroom

The property also benefits from a small balcony and off road parking.

Stokenchurch is a popular Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, numerous pubs and restaurants. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.

For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham, London, the M25 and M4 motorway networks. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

## Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

## Council Tax:

Band C

## Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

## Restrictions:

No pets

## Holding Deposit:

Equivalent to one weeks rent.

## Security Deposit required:

5 weeks rent payable before moving in.

## Directions

Viewings strictly via the agents:  
Bonners and Babingtons Chinnor  
**01844 354554**

