



## **Bell Street, Princes Risborough, Buckinghamshire, HP27 0AD**

**TO LET £1,350 pcm**

**Unfurnished**

A recently refurbished first floor, two bedroom apartment with a private maintained garden and is situated within 80 yards of the High Street and local amenities. UNFURNISHED. EPC rating D. CONTACT B&B LETTINGS 01844 354554

- VERY CLOSE TO HIGH STREET
- TWO DOUBLE BEDROOMS
- BATHROOM WITH BATH AND SHOWER CUBICLE
- RECENTLY REFURBISHED
- FIRST FLOOR
- SELF CONTAINED ENTRANCE
- PRIVATE MAINTAINED GARDEN

**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 recently refurbished first floor, two bedroom apartment with a private maintained garden and is situated within 80 yards of the High Street and local amenities.

The property comprises:-

Open plan kitchen/living room  
Two double bedrooms  
Hallway area  
Bathroom with bath and separate shower cubicle

The property also benefits from a private maintained garden and a parking space that may be available by separate negotiation.

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury. There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

## 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 preferred

(If pet permitted the landlord reserves the right to increase the rent)

## 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**

