Aspen Court, Freer Crescent, High Wycombe, Buckinghamshire, HP13 7YG

TO LET £1,250 pcm   **Unfurnished**

A modern two bedroom first floor apartment with south facing balcony and situated within 2.0 miles of the town centre, 1.5 miles of junction 3, M40, and walking distance to local amenities,UNFURNISHED. EPC Rating C. CONTACT B&B LETTINGS 01628 333800.

- FIRST FLOOR
- ALLOCATED PARKING
- BALCONY
- 1.5 MILES FROM JUNCTION 3 M40
- 2.0 MILES OF TOWN CENTRE
- WALKING DISTANCE TO LOCAL AMENITIES
- SECURITY ENTRY SYSTEM

Description
A modern two bedroom first floor apartment with south facing balcony and situated within 2.0 miles of the town centre, 1.5 miles of junction 3, M40, and walking distance to local amenities,

The accommodation comprises:

Entrance hall
Fitted kitchen with integrated appliances
Living room
Main bedroom with doors to a south facing balcony
Second bedroom
Bathroom with shower over bath

The property further benefits from allocated covered parking, communal gardens and underfloor heating.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities.
For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

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 Marlow
01628 333800