



## **Lindsay Gardens, Gilletts Lane, High Wycombe, Buckinghamshire, HP12 4BB**

**TO LET £1,150 pcm**

**Unfurnished**

A modern and spacious one bedroom first floor apartment situated within 1.5 miles of the town centre UNFURNISHED. EPC rating B. CONTACT B&B LETTINGS 01628 333800

- MODERN ONE BEDROOM APARTMENT
- FIRST FLOOR
- 1.5 MILES FROM TOWN CENTRE
- BALCONY
- OFF ROAD ALLOCATED PARKING
- GREAT TRANSPORT LINKS NEARBY

### **Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 485560  
Aylesbury | 01296 337771  
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 and spacious one bedroom first floor apartment situated within 1.5 miles of the town centre

Accommodation comprises;

Entrance hall  
Open plan kitchen with appliances/Living room  
Large bedroom with walk in wardrobe  
Bathroom with shower over bath

The property also benefits from a balcony and one allocated parking space.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centres and multi-screen cinema complexes. 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 B

## 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**

