



## High Street, Princes Risborough, Buckinghamshire, HP27 0AE

**TO LET £1,250 pcm**

**Unfurnished**

A two bedroom grade 2 listed, first floor apartment located in the town centre and close to amenities and within 1.0 miles of the mainline train station. UNFURNISHED. EPC rating C. CONTACT B&B LETTINGS 01844 354554

- CHARACTER PROPERTY
- HIGH STREET LOCATION
- FIRST FLOOR
- TWO DOUBLE BEDROOMS
- PARKING AVAILABLE ON STREET 6PM - 8AM

### 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 two bedroom grade 2 listed, first floor apartment located in the town centre and close to amenities and within 1.0 miles of the mainline train station.

Accommodation comprises:

### GROUND FLOOR

Entrance from street, with corridor and door to apartment with a staircase that leads to the first floor.

### FIRST FLOOR.

Kitchen  
Living room  
Main bedroom  
Guest bedroom  
Bathroom with shower over bath

The property also benefits from High Street parking available between 18:00-08:00.

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**

