



## **Elizabeth Place, West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AE**

**TO LET £1,175 pcm**

**Unfurnished**

This well presented modern one bedroom flat is conveniently located just half a mile from West Wycombe Village with off road parking and great transport links nearby. EPC Band C. UNFURNISHED. AVAILABLE 24TH JANUARY 2025. CONTACT BONNERS & BABBINGTONS 01628 333800.

- ONE BEDROOM FLAT
- OPEN PLAN LOUNGE/KITCHEN
- BALCONY AT REAR
- GAS UNDERFLOOR HEATING
- DOUBLE BEDROOM
- UNDERCOVER PARKING FOR ONE CAR
- SUITS PROFESSIONAL SINGLE/COUPLE

### **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

This well presented modern one bedroom flat is conveniently located just half a mile from West Wycombe Village with off road parking and great transport links nearby.

Accommodation comprises of:

Entrance hallway  
Open-plan lounge with balcony to rear  
Kitchen with all appliances included  
Double bedroom with space for wardrobes  
White bathroom suite with shower over bath  
Gas central heating (Underfloor throughout)

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 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 Marlow  
**01628 333800**

