



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

**TO LET £1,195 pcm**

**Unfurnished**

A modern first floor one/two bedroom duplex apartment situated in the heart of the town centre, close to local amenities. AVAILABLE MID FEBRUARY 2025. EPC rating D. CONTACT B&B LETTINGS 01844 354554

- MODERN INTERIOR
- DUPLEX
- OFF STREET PARKING
- ONE/TWO BEDROOMS
- TOWN CENTRE LOCATION

**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 modern first floor, two bedroom duplex apartment situated in the heart of the town centre, close to local amenities.

The accommodation comprises:

### FIRST FLOOR

Entrance hall  
Open Plan Living/Kitchen with integrated appliances  
Shower Room  
Double Bedroom/Living room

### SECOND FLOOR

Bedroom

The property further benefits from a single off road parking space to the rear.

The attractive market town of Princes Risborough offers a vast range of amenities including a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer Simply Food and Costa Coffee. Furthermore, comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford, all within easy reach. There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent mainline 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**

