



## Old Sawmill Place, Chinnor, Oxfordshire, OX39 4AW

**TO LET £1,350 pcm**

**Unfurnished**

A well presented and spacious two bedroom, two bathroom, ground floor apartment situated within 0.5 miles of the High Street and amenities. UNFURNISHED. EPC rating B. 01844 354554. CONTACT B&B LETTINGS

- ALLOCATED PARKING
- GROUND FLOOR
- 0.5 MILES FROM HIGH STREET AND AMENITIES
- KITCHEN WITH APPLIANCES
- TWO BATHROOMS
- GAS CENTRAL HEATING
- FRENCH DOORS TO COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS

**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 well presented and spacious two bedroom, two bathroom, ground floor apartment situated within 0.5 miles of the High Street and amenities.

The accommodation comprises:

Entrance hall  
kitchen  
Living room  
Main bedroom with ensuite shower room  
Double bedroom  
Family bathroom

The property also benefits from French doors leading from the living room to the communal gardens, and an off street allocated parking space.

Situated at the foot of the Chiltern Hills, Chinnor is a popular village conveniently situated on the Oxfordshire/Buckinghamshire borders. Within the village there are good local facilities including a variety of shops, churches, pubs and restaurants, post office, doctor`s surgery, a nursery and two combined schools. Chinnor lies within catchment for the highly regarded Lord Williams`s secondary school in Thame.

M40(Junction 6) is within 3 miles giving access to Oxford(20 miles), High Wycombe(13 miles) and London(48 miles). Princes Risborough mainline station is within 5 miles (Marylebone 35 minutes).

## 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 Chinnor  
**01844 354554**

