



## New Road, Princes Risborough, Buckinghamshire

**TO LET £950 PCM**

**Unfurnished**

A centrally located one bedroom ground floor flat ideally positioned within a short walk of local amenities and great transport links. UNFURNISHED. EPC rating D. CONTACT B&B LETTINGS

- GROUND FLOOR APARTMENT
- CLOSE TO LOCAL AMENITIES
- WHITE GOODS INCLUDED
- COMMUNAL PARKING AND GARDEN
- DOUBLE BEDROOM

**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 centrally located one bedroom ground floor flat ideally positioned within a short walk of local amenities and great transport links.

The accommodation comprises:

Kitchen/Living room including fridge/freezer  
Hallway with storage and washing machine  
Double bedroom with built in wardrobes/storage  
Bathroom with shower over bath

The property further benefits from shared parking for the block and a communal garden.

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.

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  
**01844 354554**

