



## Queensmead Road, Loudwater, High Wycombe, Buckinghamshire

**TO LET 1,250 PCM**

**Unfurnished**

REDECORATED AND RECARPETED THROUGHOUT. A two bedroom first floor apartment situated within easy reach of the popular town centres of High Wycombe and Beaconsfield

- SECOND FLOOR
- RECARPETED AND REDECORATED THROUGHOUT
- TWO DOUBLE BEDROOMS
- RESIDENTS PARKING
- BALCONY
- GARAGE

**Office Numbers:**

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**Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

### Description:

A two bedroom first floor apartment situated within easy reach of the popular town centres of High Wycombe and Beaconsfield and less than 1 mile from Junction 3 of the M40 motorway.

The accommodation comprises:

Entrance hall  
Kitchen with appliances  
Living room  
Main double bedroom  
Second double bedroom  
Bathroom with shower over bath

The property also benefits from a balcony, garage in a block and residents off street parking.

Loudwater has a local store, post office, church, public house, doctors surgery and a Tesco superstore. It is situated between the larger towns of High Wycombe and Beaconsfield, both of which offer a comprehensive range of shopping facilities and main line stations connecting to London Marylebone. The property is within a short drive of the highly regarded Loudwater Primary School and within catchment of multiple Grammar Schools. Junction 3 of the M40 is close by at Knaves Beech which provides access to London, M25 and Heathrow.

### 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

**01628 333800**

