



## Kiln Avenue, Chinnor, Oxfordshire

**TO LET £1,100 PCM**

**Unfurnished**

A one bedroom second floor apartment within walking distance of the village centre and close to the M40, J6. UNFURNISHED. EPC rating B. CONTACT B&B LETTINGS 01844 354554.

- SECOND FLOOR
- OPEN PLAN LIVING
- VILLAGE CENTRE LOCATION
- BIKE SHED
- CLOSE TO M40, J6
- OFF STREET PARKING

### 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 one bedroom second floor apartment within walking distance of village centre and close to the M40, J6.

Accommodation comprises:

Communal entrance hall

Stairs to 2nd floor.

Hallway

Storage cupboard

Airing cupboard

Lounge / dining / kitchen

Double bedroom

Bathroom with shower over the bath

The property also benefits from a bicycle store and off street parking.

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.

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 B

**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:

Bonnors and Babingtons

**01844 354554**

