



## Princes Gate, High Wycombe, Buckinghamshire

**TO LET £1,250 PCM**

**Unfurnished**

A spacious two-bedroom second floor apartment within a modern development offering easy access to the High Wycombe town centre and train station. UNFURNISHED. EPC rating B. AVAILABLE NOW. CONTACT B&B LETTINGS 01628 333800

- FIRST FLOOR
- MODERN DEVELOPMENT
- TWO DOUBLE BEDROOMS
- ENTRYPHONE SYSTEM
- WITHIN 1.0 MILES OF TOWN CENTRE
- WITHIN 1.0 MILES OF MAINLINE TRAIN STATION
- ALLOCATED 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 spacious two-bedroom second floor apartment within a modern development offering easy access to the High Wycombe town centre and train station.

The accommodation comprises;

Entrance hall with entry phone  
Kitchen with appliances  
Living room  
Main bedroom  
Further double bedroom  
Bathroom with shower over bath

The property also benefits from allocated parking for one car and security entry phone system.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.

### 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

**01628 333800**

