



## Barkus Way, Stokenchurch, Buckinghamshire

**TO LET £1,150 PCM**

**Unfurnished**

A well presented two bedroom first floor apartment located in a quiet cul de sac in the village of Stokenchurch and situated within walking distance of local amenities and just a short drive to junction 5, M40. EPC rating D. UNFURNISHED. CONTACT B&B LETTINGS.

- NEWLY DECORATED AND TO BE RE-CARPETED
- ALLOCATED PARKING
- VILLAGE LOCATION
- SUITS PROFESSIONAL SINGLE OCCUPANT/COUPLE
- LONG TERM LET
- GOOD ACCESS TO M40 (J5)

### 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 well presented two bedroom first floor apartment located in a quiet cul de sac in the village of Stokenchurch and situated within walking distance of local amenities and just a short drive to junction 5, M40.

Accommodation comprises;

Hallway

Lounge

Fitted kitchen

Two Bedrooms

Bathroom with shower over bath

The property further benefits from an allocated parking space and communal gardens.

Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, and 2 pubs. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant. For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London Marylebone and Birmingham.

### 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:

Bonnors and Babingtons

**01844 354554**

