



## Duke Street, Princes Risborough, Buckinghamshire

**TO LET £1,100 PCM**

**Part Furnished**

A well presented one bedroom first floor flat conveniently located close to local amenities and within easy reach of Princes Risborough train station. PART-FURNISHED. EPC Rating C.  
CONTACT B&B LETTINGS

- HIGH STREET LOCATION
- DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LIVING
- GAS CENTRAL HEATING
- LARGE ENTRANCE HALL FOR STORAGE

### 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 one bedroom first floor flat conveniently located close to all the amenities Princes Risborough has to offer. OFFERED PART-FURNISHED

The property comprises;

#### GROUND FLOOR

Spacious entrance hall with plentiful space for storage

#### FIRST FLOOR

Hallway

Double bedroom including double bed

Living area with sofa bed and TV stand included

Kitchen with white goods

Bathroom with shower over bath

The property further benefits from gas central heating and free parking is available between 5pm and 9am on the High Street.

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. Further, more comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent mainline 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 B

### Terms:

12-month tenancy agreement

Part Furnished

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**

