



**Keegan White**  
ESTATE AGENTS

4B Highway Court | Monthly Rental Of £1,100

## 4B Highway Court | Beaconsfield | HP9 1QB

- Top Floor Flat
- Security Entry Phone System
- Double Bedroom, Electric Central Heating
- Modern Kitchen + Integrated Appliances
- Contemporary Shower Room
- Close to Local Amenities

This top floor flat is available to let in contemporary finish throughout and is fully furnished, ready for a straight move in, subject to referencing. Ideally located within the heart of Beaconsfield, within a moments walk of the mainline railway station and the local shops. Upon entering through the communal front door with a security entry phone system, you walk in to a well presented entrance hallway with stairs leading to the top floor and a private front door. There is a hallway with adjoining doors through to: a lounge which is open plan to a modern fitted kitchen with integrated appliances and storage units, a contemporary shower room, a storage cupboard housing the electric boiler and pressurised water system, and an 'L' shaped bedroom with storage built into the eaves. The apartment is double glazed and has electric central heating to radiators.

Beaconsfield is a market town and is adjacent to the Chiltern Hills area of outstanding natural beauty. The town offers great commuter links with easy access to junction two of the M40 motorway with links to the M25 and London Heathrow. The mainline railway station provides access to London Marylebone in under half an hour. There are an array of local facilities with clothing shops, superstores including a Sainsburys and Waitrose, pharmacies, coffee shops, public houses, restaurants with fine dining and a number of pubs and bars. For leisure and fitness there is also a wealth of opportunity with local football, rugby, and cricket clubs, a David Lloyd fitness centre, and a host of other community groups for all to enjoy.

Additional Information: Council Tax Band: C  
EPC Rating: 34 F (PRS Exemption Registered).  
No Tenant Fees.

Holding monies at 1 week's rent £253

Security deposit at 5 week's rent £1,269

No smoking, no pets, with full referencing required. Available from: ASAP



These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street, Great Missenden, Bucks, HP16 0BE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ

Tel: 01494 417007

Email: [wyc@keeganwhite.co.uk](mailto:wyc@keeganwhite.co.uk)

[keeganwhite.co.uk](http://keeganwhite.co.uk)

**Keegan White**  
ESTATE AGENTS