



Keegan White
ESTATE AGENTS

Flat 4, 33 Pinions Road | Monthly Rental Of £1,000

Flat 4, 33 Pinions Road | High Wycombe | HP13 7AS

- Luxury Apartment
- 1 Double Bedroom
- First Floor
- Lounge
- Open Plan Kitchen
- South Facing Balcony

The maisonette is accessed via stairs to the rear and has its own private entrance front door. The apartment offers well appointed accommodation finished to a high standard, including a modern kitchen complete with polished wood flooring and integrated appliances, which is open to a living room that has a south facing balcony. There is a double bedroom to the front aspect and the modern three piece bathroom suite with ceramic floor tiles also has a heated towel rail and a window to rear aspect. Externally, there is a large bicycle store to the rear and allocated car parking for one car.

The Pinions area of High Wycombe lies just east of Wycombe's town centre within walking distance of the railway station and the picturesque Rye Park which is home to the Wycombe and many other out door leisure facilities. The Ryemead Retail Park is close by and offers a mixture of stores including a Marks and Spencers Simply Food. The town offers a wide range of facilities numbering among them the Eden Centre that has a host of retail, hospitality and entertainment venues, the ever popular Swan Theatre and an outstanding new sports centre with an Olympic sized swimming pool and a rock climbing wall for the brave, as well as many other amenities. The location is ideal for commuters as the property is roughly equidistance from both Junctions 3 & 4 of the M40 about a mile away.

Additional information:

EPC rating: C (79)

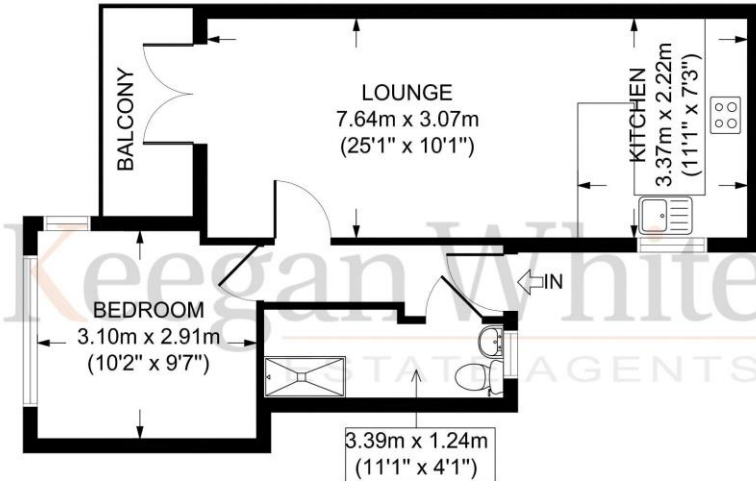
Council Tax band: B

Holding monies (contribute to 1st month's rent): £230

Security deposit: £1153 Tenancy duration:

Rental term: 12 months with six month break clause

Sorry, no pets



APPROX. GROSS INTERNAL FLOOR AREA 40 SQ M / 431 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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

keeganwhite.co.uk

Keegan White
ESTATE AGENTS