



Keegan White
ESTATE AGENTS

2 Nightingale House | Monthly Rental Of £1,000

2 Nightingale House | Loudwater | HP11 1EE

- Ground Floor
- One Bedroom
- Near Junction 3 of M40
- Open Plan Living
- Allocated Parking
- Close to Shops

A ground floor apartment with new flooring, replacement double glazed windows, and presented in excellent decorative condition. Located close to Junction 3 of the M40. The communal front door opens into the hallway with an ancillary door to the rear where the apartment is located. The entrance hall gives access to all rooms and has a security door entryphone and a storage cupboard. The living room has plenty of natural light with dual aspect windows to front and side. The layout is open plan with a large breakfast bar dividing the living area and the kitchen. The kitchen area has a wide range of storage units, fridge freezer, electric hob and oven, and washing machine. The bathroom comprises of a white three piece suite with shower over the bath, a chrome towel rail, and is adjacent to the bedroom that has a window to the rear. Externally, the property has communal gardens and allocated parking for one car. Sorry, no pets.

Ludlow Mews is located in Loudwater, to the east of High Wycombe and to the west of Beaconsfield; it is therefore in close proximity to Junction 3 of the M40 and under 4 miles to Beaconsfield railway station, making it an ideal location for commuters. Also close by is a Tesco supermarket, and two retail parks at Knaves Hollow and Ryemead Boulevard. There are a large number of sporting and leisure clubs that are also close by at Kingsmead Park, including swimming at the Lido, tennis, rugby, netball and bowls, to name a few. Just to the north are the Chiltern villages of Tylers Green and Penn, which offer a number of well regarded pub restaurants and miles of beautiful countryside walks.

Further tenancy information:

Council tax band: B

EPC rating: E(41)

No tenant fees

Holding monies at 1 week's rent - £230

Security deposit at 5 week's rent - £1153

Full Referencing Required

Sorry, no pets



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