



Keegan White
ESTATE AGENTS

Keegan White
ESTATE AGENTS

24 Suffield Lodge | Monthly Rental Of £1,200



Features

- Contemporary Apartment
- Elevator to all Floors
- Gated Car Parking
- Gas Central Heating
- Open Plan Layout
- Long Term Tenancy

The communal front door opens into a smart entrance lobby with doors leading through to the internal lift which goes to the upper floors above and the gated car parking below. On entering the apartment there is an entrance hallway that houses a utility & storage cupboard, and provides access to all rooms. An oversized kitchen/lounge/diner affords generous living space with plenty of natural light from the windows and door that leads onto the south facing balcony. The kitchen is well fitted with

integrated appliances, storage units above and below the worktop, stainless steel sink, gas hob, oven, and overhead extractor fan. The bedroom is quite large with built in double wardrobes. The contemporary bathroom suite has ceramic tiled floors, panel bath with overhead shower and shower screen, WC, handbasin, and a heated chrome towel rail. Externally, there is allocated car parking in the undercroft gated car park, and well maintained communal gardens.



Suffield Lodge is located to the south side of the Eden Centre in the heart of High Wycombe's town centre, and close to the hospital. High Wycombe is a bustling market town with a lively atmosphere, providing a wide range of shops, restaurants and activities to experience and enjoy. Within the town centre are a host of amenities, including retail shops, a cinema & bowling complex, a wide range of bars, restaurants and hotels, hospital, the Swan Theatre, and Bucks New University. High Wycombe is a key commuter town with the railway station with around a 10 minute walk, whereby residents can be in London Marylebone in less than half an hour via Chiltern Railways fast trains. Similarly the location is ideal for road commuters with both Junctions 3

and 4 of the M40, providing easy access to the M25, M4 and Heathrow Airport.

ADDITIONAL INFORMATION:

Council Tax Band - B.

EPC Rating - B (86).

No tenant fees.

Holding monies at 1 week's rent - £276.

Security deposit at 5 week's rent - £1,384.

Full Referencing Required.





Approximate total area⁽¹⁾
609.02 ft²
56.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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