

Flat

EATON AVENUE, HIGH WYCOMBE HP12 3AY

PCM

£1,050 PCM

FEATURES

- One Bedroom Ground Floor Apartment
- Available Immediately
- Stunning Views of Parkland & Stream
- Modern Fitted Kitchen & Bathroom
- Immaculately Presented
- Residents Parking



LET (MARKETING)



**Rye
View**
HOMES

1 Bedroom Flat located in High Wycombe

The property in more detail comprises (all measurements being approximate only):

Own private entrance door leading to:

Lounge

14'11" x 9'2" (4.55m x 2.79m)

Double glazed window to front with lovely aspect overlooking stream and parkland, TV ariel point, wall mounted economy heater. Opening to;

Kitchen area

10'2" x 8'0" (3.1m x 2.44m) max

Fitted with a modern range of wall and base level units with roll top work surfaces, inset stainless steel sink unit with taps, built in oven and hob with stainless steel extractor hood, ceramic tiled walls, tiled flooring. Separate fridge, freezer and washing machine included. There is a doorway through to:-

Inner Hall

Airing cupboard housing lagged hot water tank and slatted shelving.

Master bedroom

10'0" x 9'0" (3.05m x 2.74m)

Double glazed window to front aspect, built-in open wardrobe, wall mounted electric panel heater.

Bathroom

A modern white three piece bathroom suite comprising panel enclosed bath with electric shower over, shower screen, low level WC, pedestal wash hand basin and complimented by ceramic tiled walls.

Outside

The gardens that surround the development are communal and are mainly laid to lawn with various mature trees

Parking

There is resident permit holder parking only, ensuring ample parking for all residents.

The property is available immediately on an unfurnished basis.

Deposit: £1,211.54

Council Tax band: B

Summary of fees charged for lettings

Rent excludes the tenancy deposit and any other permitted payments.

Holding Deposit

The Tenant will be liable to pay an amount equal to 1 weeks rent.

Tenancy Deposit

A maximum of 5 weeks' rent.

Tenant Protection

RyeView Homes is a member of the Deposit Protection Scheme - an approved scheme. RyeView Homes is proud to be a member of the Propertymark Client Money Protection Scheme.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

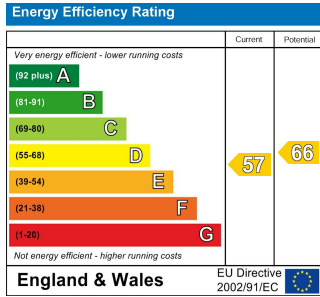


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Council Tax Band
B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

