



55 Birches Rise  
High Wycombe, Buckinghamshire  
HP12 3AQ

To Let £925 pcm

**RB** REASTON BROWN

## A Well-Presented Ground Floor One Bedroomed Apartment Within Walking Distance of The Town Centre. Looking Onto Communal Gardens

**55 Birches rise** is a well-appointed light and airy one-bedroom apartment accessed from a communal hallway. It is well proportioned giving ample living space with high ceilings and large windows. On entering the property, you are welcomed into a carpeted hallway with a bathroom off right fitted with a white suite with a plumbed in shower above the bath. Off the hallway is the living room with grey carpeted flooring, and with a tall bay window overlooking well laid out and maintained communal gardens. Off the living room is a kitchen area with white gloss matching wall and base units, equipped with a fridge-freezer, washing machine, electric hob with extractor and electric oven. Off the living room is the large bedroom also with a tall bay window and with built in airing cupboard / wardrobe, also with French doors opening to the shared gardens. The property is in good décor and equipped with electric storage heating.

*NB. Electricity is presently provided via a smart prepayment meter with online top-up facility.*

The communal garden can be reached via two access points which run alongside the development. Reserved tandem double-parking space.

EPC = E.50

Council Tax Band B

### Situation

**High Wycombe** is a vibrant town teeming with a mix of traditional and contemporary shopping destinations, reputable educational institutions, and a plethora of recreational facilities to cater to all preferences. Notably, it's the home of Buckinghamshire New University, an institution respected for its academic excellence. For those commuting, the town's mainline railway station is a significant asset, enabling a rapid connection to London Marylebone in under 30 minutes. For motorists, the proximity to Junction 4 of the M40 motorway ensures easy access to surrounding areas. Nature enthusiasts will appreciate the vast, serene landscapes provided by the Chiltern Hills, perfect for leisurely walks and exploration. Families will be pleased to know that the area boasts both grammar and secondary schools within the local catchment, ensuring quality education for their children.



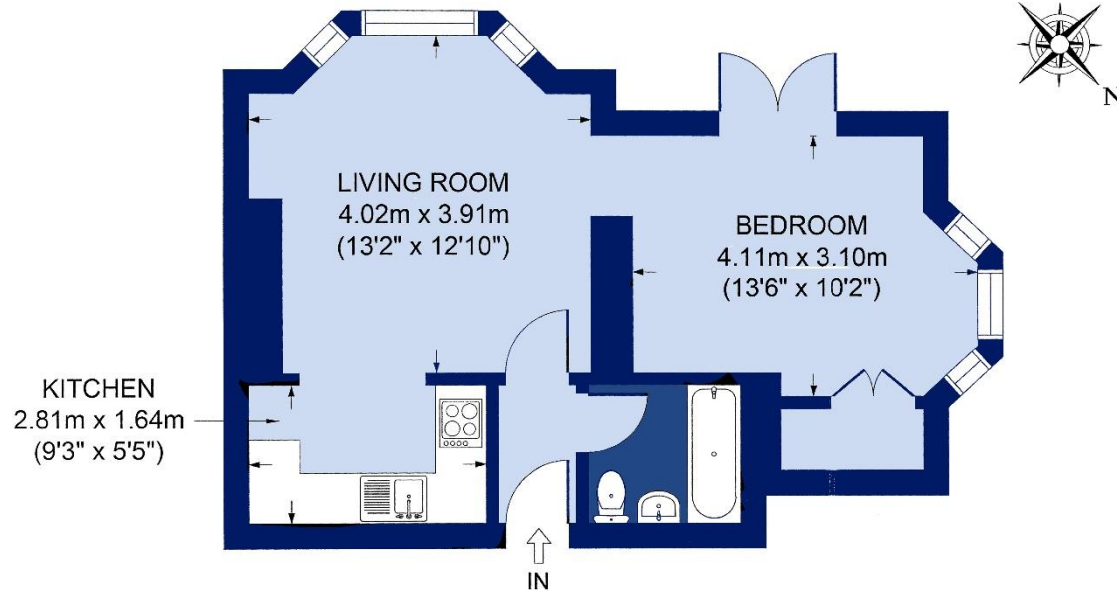


## Unfurnished

*Costs:*-Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

*If you provide misleading information on you pre application form or withhold/delay the referencing process you may forfeit your holding deposit*



GROSS INTERNAL  
FLOOR AREA 433 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 433 SQ FT / 40 SQ M  
55 BIRCHES RISE, WEST WYCOMBE ROAD, HIGH WYCOMBE, HP12 3AG

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

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*Viewing is Strictly by Appointment through Reaston Brown*

**Available From August 2023**

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