



14 Davies Court, Carrington Road
High Wycombe HP12 3JF

To Let
£1075 PCM

RB REASTON BROWN

A One Bedroom Duplex Apartment Over Two Floors In A, Small Modern Development, Set In A Hilltop Position At The End Of A Long No -Through Road With Local Amenities Nearby. One Allocated Parking Space.

The ground floor entrance leads to a spacious double bedroom featuring a large walk-in wardrobe and an understairs store cupboard. The en suite bathroom has a white suite with a shower over the bath. There is an expansive first floor open-plan living area with patio doors opening onto a generous balcony, perfect for entertaining or sunbathing- also with a deep external store cupboard. The well-appointed fitted kitchen with matching base and wall units includes a built -in electric oven and hob with a cooker canopy above, a washing machine, and an under-counter fridge freezer. A lobby off the kitchen leads to a contemporary cloakroom fitted with a white suite. Recent renovations include fresh décor and new carpets throughout. There is full double glazing for added insulation. The property comes with an allocated parking space, with maintained communal grounds surrounding. Suitable for couples or single occupants; however pets and children are not permitted.

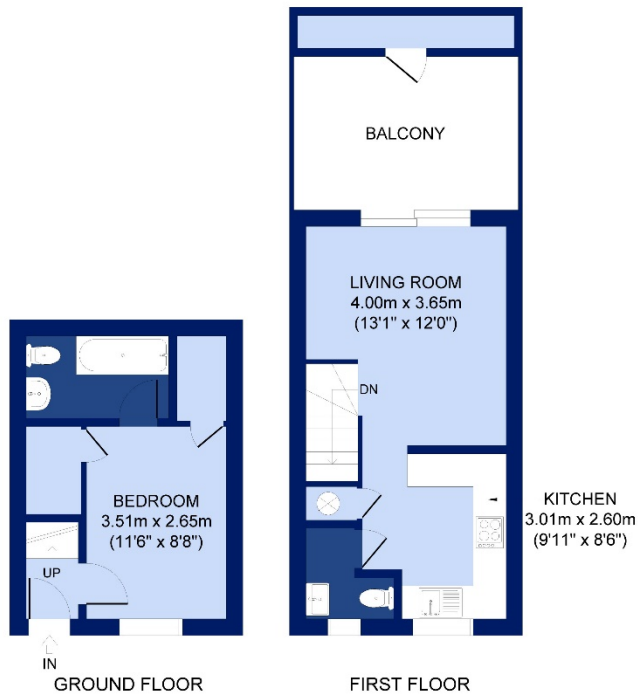
EPC = D63. Council Tax Band B.

Location

High Wycombe is a vibrant town teeming with a mix of traditional and contemporary shopping destinations and a plethora of social and recreational facilities to cater for all preferences. It is the home of Buckinghamshire New University, noted for its academic excellence. There are good local bus services and excellent healthcare options. 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 serene landscapes provided by the nearby Chiltern Hills, perfect for leisurely walks and exploration.







APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45 SQ M
14 DAVIES COURT, CARRINGTON ROAD, HIGH WYCOMBE, HP12 3JF

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.



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 your pre-application form or withhold/delay the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589



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