



Flat 2, 44 Coningsby Road
High Wycombe HP13 5NY

To Let
£1300 PCM

RB REASTON BROWN

Newly Decorated First-Floor, Two-Bedroom Apartment in Quiet Location. Features Spacious Grounds, Off-Road Parking, Shared Gardens, Large Bay Window Living Room, Kitchen/Diner, and Ample Storage.

A newly decorated, self-contained two-bedroom apartment on the first floor of a charming residence converted into three separate apartments, this property is set in a quiet, desirable location on the northwest side of town, featuring spacious grounds and convenient off-road parking. Enter through a shared entrance on the ground floor, leading to a stairwell and first-floor landing that opens into the apartment. The inner hallway provides access to a large, bay-fronted living room with beautiful elevated views, a well-equipped kitchen/diner with ample storage, and essential appliances, including a cooker, fridge-freezer, and washing machine. The apartment includes a spacious double bedroom, a cozy single bedroom, and a generously sized bathroom fitted with an electric shower. Benefiting from gas central heating (combi boiler) and double glazing throughout, the property offers comfort and energy efficiency year-round. Outside, the property enjoys extensive, well-maintained shared gardens at both the front and rear, managed by the landlord, along with off-road parking and additional on-street parking conveniently located opposite.

Available immediately, this unfurnished apartment is ideally suited for a young couple or a maximum of two sharers. (Please note: the property is not suitable for young children due to steep staircases and unfenced areas with drops within the grounds.)

Regrettably, no pets or smokers.

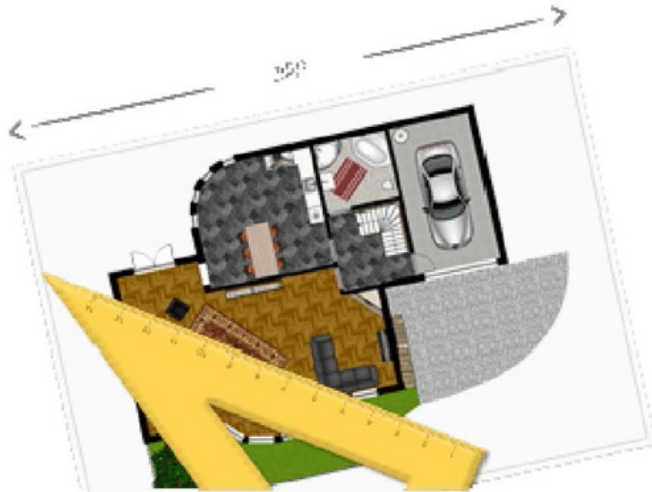
EPC Rating: C | Council Tax Band: B

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.







Awaiting Floor Plan



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 withdraw from the tenancy or 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

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