



## **Midsummer Place, Station Road, Princes Risborough, Buckinghamshire, HP27 9BP**

**TO LET £1,395 pcm**

**Unfurnished**

A modern two bedroom ground floor apartment situated within 0.5 miles of the town centre and within easy access to a mainline train station. Available 20th June 2024. UNFURNISHED. EPC Rating C. CONTACT B&B LETTINGS 01844 354554.

- GROUND FLOOR
- CLOSE TO MAINLINE STATION
- ALLOCATED PARKING
- 0.5 MILES FROM TOWN CENTRE
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS

### **Office Numbers:**

Chilterns | 01844 354554  
Marlow | 01628 333800  
Princes Risborough | 01844 343334  
Stokenchurch | 01494 485560  
High Wycombe | 01494 936547  
W : [www.bb-estateagents.co.uk](http://www.bb-estateagents.co.uk)  
E : [lettings@bb-estateagents.co.uk](mailto:lettings@bb-estateagents.co.uk)

### **Head Office Address**

Chilterns Office  
Robert House | 19 Station Road  
Chinnor | Oxfordshire | OX39 4PU

### Description

A modern two bedroom ground floor apartment situated within 0.5 miles of the town centre and within easy access on a mainline train station.

Accommodation comprises:

Communal entrance hall  
Hallway  
Kitchen with dishwasher & fridge/freezer  
Master bedroom with en-suite  
Further double bedroom  
Lounge with bay window  
Family bathroom

The property further benefits from allocated parking and gas central heating.

The attractive market town of Princes Risborough offers a post office, a leisure centre and a good range of local shops including a Tesco, Marks & Spencer and Costa Coffee. Further comprehensive leisure and shopping facilities can be found in High Wycombe, Aylesbury and Oxford all within easy reach. Excellent schooling is provided locally with a good choice of private and state schools close by including grammar schools in High Wycombe and Aylesbury.

There is access to the M40 motorway for London and the Midlands just 6 miles away (J6) and Princes Risborough station offers an excellent main line rail service to London (Marylebone - 35 minutes) and the Midlands.

### Outgoings:

Utility accounts, including council tax and telephone, are the responsibility of the tenants, who must provide their own contents insurance.

### Council Tax:

Band C

### Terms

12-month tenancy agreement  
Unfurnished  
No smokers please  
White goods included

### Restrictions:

No pets

### Holding Deposit:

Equivalent to one weeks rent.

### Security Deposit required:

5 weeks rent payable before moving in.

### Directions

Viewings strictly via the agents:  
Bonners and Babingtons Chinnor  
**01844 354554**

