



- TWO Bedrooms
- Extensive Grounds
- Gym
- Gas Central Heating
- Tennis Courts
- Private Gated Development
- TWO Bathrooms
- Double Glazing
- Two Allocated Parking Spaces
- EPC Rating C

Set within approximately 12 acres of beautifully maintained grounds, this first-floor TWO-bedroom, TWO bathroom maisonette enjoys access to excellent on-site facilities including a gymnasium, croquet lawn and tennis court.

The accommodation comprises two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, a further bathroom, a fitted kitchen appliances and a bright reception room. The property also benefits from gas central heating and two allocated parking spaces.

Available immediately, the property is offered unfurnished with white goods included.

Rent: £1,650 PCM

Deposit: £1903.84 (5 weeks' rent)

Holding deposit: 1 week's rent £380.77 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: South Buckinghamshire

Council tax band: E

Internet Speed: Ultrafast - Download - (up to) 1800 Mbps,
Upload - (up to) 220 Mbps

Mobile Coverage:

EE- Good outdoor

O2- Good outdoor, variable in-home

Three- Good outdoor, variable in-home

Vodafone- Good outdoor and in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>







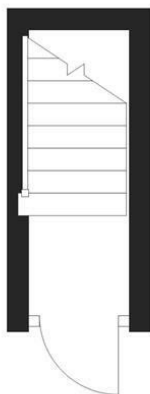


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
78		78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		

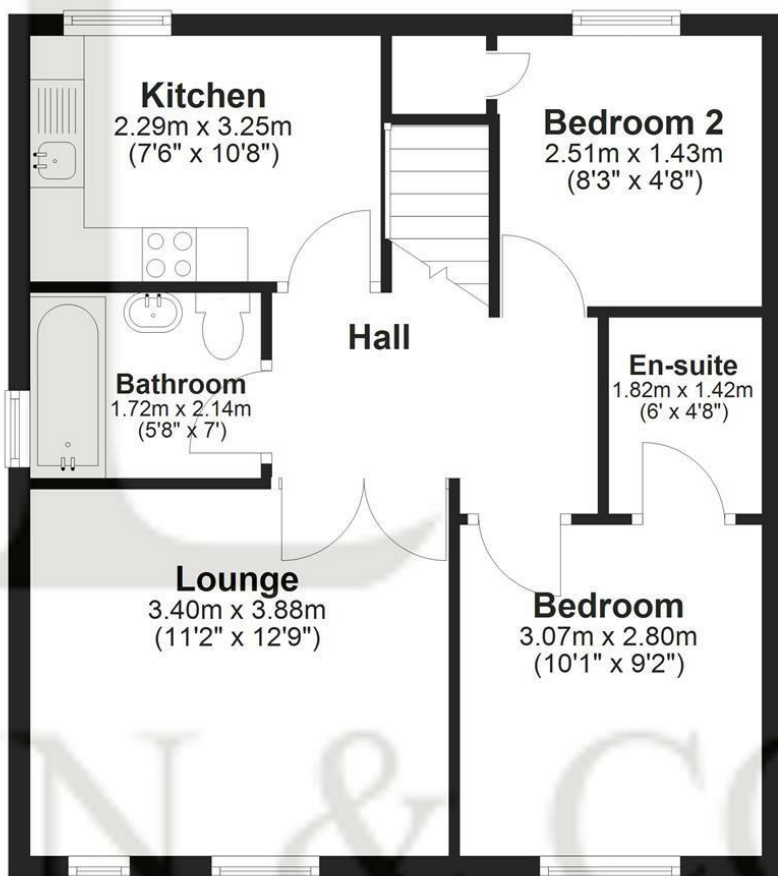
Ground Floor

Approx. 2.4 sq. metres (26.0 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



Total area: approx. 52.7 sq. metres (567.5 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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