



**Keegan White**  
ESTATE AGENTS

Flat 6, 46 Upper Green Street | Monthly Rental Of £950

## Flat 6, Saracens House, 46 | High Wycombe | HP11 2RE

- Converted in 2022
- First Floor
- One Bedroom
- Open Plan Living
- Close To Town
- Unfurnished

This upper floor apartment is accessed via a front door that leads into the communal hallway with stairs rising to upper floors. From the first floor landing, the flat's private front door opens into an entrance lobby that has a storage cupboard and provides access to all rooms. The kitchen is open plan with the dining room, providing a large bay window, stainless steel sink & drainer, integrated fridge, freezer, washing machine, and oven, as well as an electric hob with overhead extractor fan, and a kitchen worktop with a range of base & eye level storage units. The bedroom has window to side aspect and adjacent to this is the shower room, comprising of a shower cubicle, WC and handbasin, with window to side aspect.

Upper Green Street is predominantly a residential location that is situated within a short walk to the west side of the town centre. High Wycombe itself is a busy market town, with the Eden Centre, a huge retail, leisure and entertainment complex at its centre. There is a wide array of schools, The Wycombe Swan Theatre, a plethora of sports and social clubs, the state of art leisure and fitness centre at Handy Cross and a whole lot more! The area has always drawn people both locally and from further afield, given its excellent commuter benefits, with Junction 4 of the M40, and the mainline railway station that provides rapid access to London Marylebone in under half an hour on the fast trains.

Tenancy Information:

EPC Rating

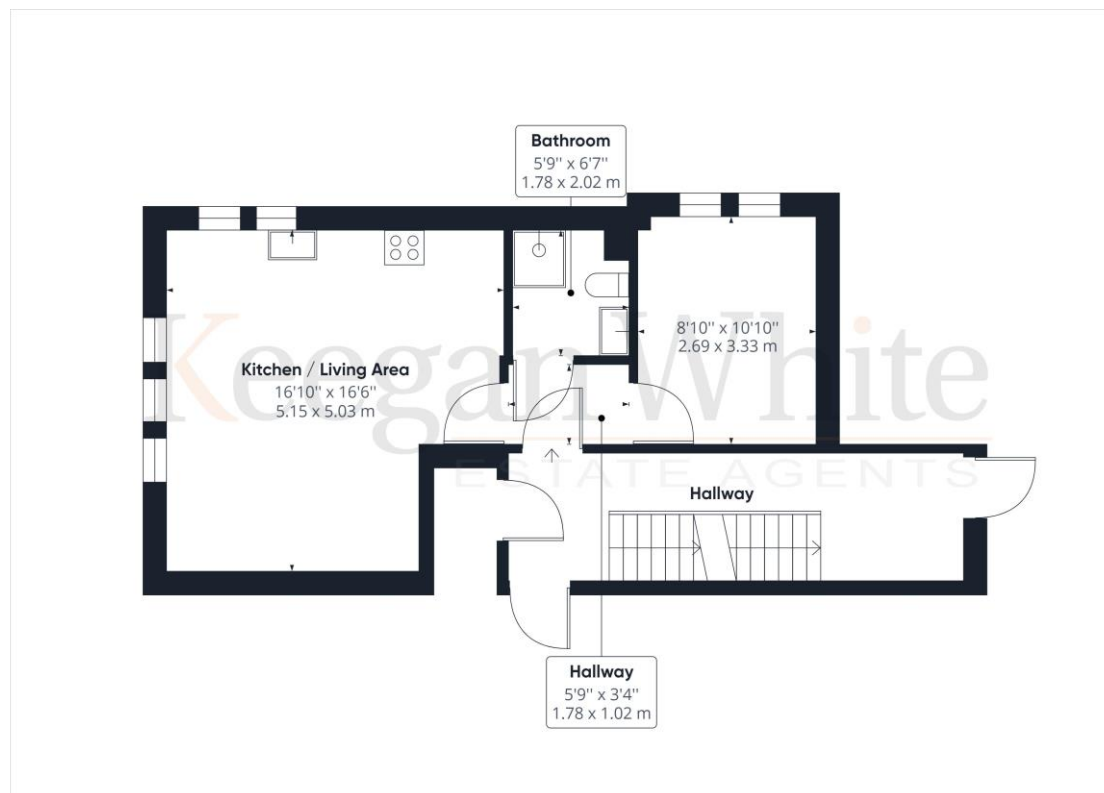
Council tax: Band C(72)

No tenant fees

Holding monies at 1 week's rent - £219

Security deposit at 5 week's rent - £1,096

Tenancy term - Long term preferred



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