Estate Agents
Hurst

£1,300 PCM *Not specified*

AVAILABLE NOW - FULLY FURNISHED

A three bedroom semi-detached house providing spacious accommodation over two floors. The property consists of; Entrance hall, living/dining room, kitchen with breakfast bar, utility room, guest shower room, three bedrooms, family bathroom. To the rear is a generous garden with a decking area. Alongside is a driveway and single garage. The property is conveniently located for easy access to High Wycombe town centre and junction 4 of the M40 motorway.

- THROUGH LOUNGE/DINER
- KITCHEN/BREAKFAST
- UTILITY AREA
- TWO BATHROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE & DRIVEWAY
- AVAILABLE NOW

19 Carisbrooke Avenue, High Wycombe, Bucks, HP12 4NL

Hurst Estate Agents, 1 Crendon Street, High Wycombe, Bucks, HP13 6LE Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk

DIRECTIONS: In approach from High Wycombe town centre proceed West along the A40 West Wycombe Road taking the fifth turning on your left into Chapel Lane then bear right at the roundabout into Lane End Road. At the next roundabout proceed straight across and take the first turning on your left into Warwick Avenue. Take the first right into Carisbrooke Avenue where the property can be found on your left hand side.

COST TO TENANT: START OF TENANCY COSTS

Tenancy Application Fee (per person)	**£175.00**
Guarantor Fee (If required)	**£100.00**
Company Application Fee (If required)	**£250.00**
First Month's rent in advance	**£TBA**
One and half months rent as a deposit Held with the DPS	**£TBA**

COST TO TENANT: DURING THE TENANCY

Renewal of a Tenancy Agreement	**£45.00**+VAT
Any change to the Tenancy agreement during the contract period	**£25.00**+VAT
Administration & check out fee at the end of a tenancy	**£150.00**+VAT
Failure to make appointments or cancelling With less than 3 hours notice	**£50.00**+VAT

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.