Estate Agents
Hurst

£875 PCM *Unfurnished*

An apartment located on the first floor of an imposing Georgian farmhouse which has been converted into four large apartments. This property boasts envious views across the Chiltern Hills. The accommodation is bright and spacious which includes a lounge, kitchen/breakfast room, master bedroom with en-suite and walk in wardrobe, second double bedroom and family bathroom. The apartment is located centrally on a large plot providing a manicured enclosed gardens with mature trees and shrubbery. Outside the property there is allocated parking.

- TWO DOUBLE BEDROOMS
- WALK IN WARDROBE
- ENSUITE TO MASTER
- EPC RATING
- KITCHEN/BREAKFAST
- ALLOCATED PARKING
- BEAUTIFUL VIEWS
- AVAILABLE END OF AUGUST

6 Burnhams Field, Weston Turville, Aylesbury, Buckinghamshire, HP22

Hurst Estate Agents, 7/9 Kingsbury Square, Aylesbury, Bucks, HP20 2JA Tel: 01296 397800 Fax: 01296 393188 Email: sales@hursts.co.uk Web: www.hursts.co.uk

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 at	**£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.