



Flat (EPC Rating: C)

8 BENJAMIN HOUSE MALMERS WELL ROAD,  
HIGH WYCOMBE, BUCKINGHAMSHIRE,  
PCM

£1,325 PCM

Rye  
View  
HOMES



## 2 Bedroom Flat located in High Wycombe

RyeView Homes are pleased to present to the market this well-proportioned two-bedroom first floor flat, ideally located within a short walk of the train station and town centre.

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The property is set within a small and well-maintained development of just twelve properties and benefits from a fitted kitchen and bathroom, large lounge/diner, two bedrooms, communal gardens, residents parking and a garage. Further benefits include secure barrier-operated parking, fob entry system and CCTV, offering both convenience and peace of mind. Available March 2026 on an unfurnished basis.

Deposit  
£1528.84

Council Tax Band:  
C

Summary of fees charged for lettings  
Rent excludes the tenancy deposit and any other permitted payments.

Holding Deposit  
The Tenant will be liable to pay an amount equal to 1 weeks rent.

Tenancy Deposit  
A maximum of 5 weeks' rent.

Tenant Protection  
RyeView Homes is a member of the Deposit Protection

Scheme - an approved scheme. RyeView Homes is proud to be a member of the Propertymark Client Money Protection Scheme.

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

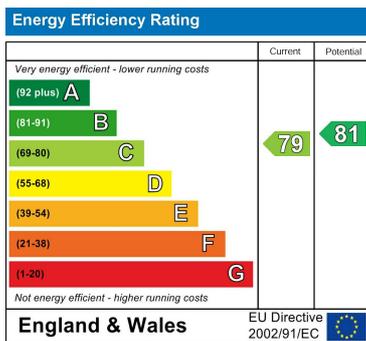


RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE

Council Tax Band

C

Energy Performance Graph



Call us on

01494 510099

[info@ryeviewhomes.com](mailto:info@ryeviewhomes.com)

[ryeviewhomes.com](http://ryeviewhomes.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.