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SALES | LETTINGS | NEW HOMES



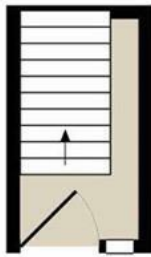
Flat 5, Clifton Court Marlow Road, High Wycombe, HP11 1TE

This well-presented two-bedroom maisonette enjoys a sought-after location on Marlow Road, providing excellent access to High Wycombe town centre, the mainline train station, and the M40 motorway, making it an ideal choice for commuters and professionals alike.

Set within a quiet residential development, the property offers bright and spacious accommodation throughout, including a generous living room, a fitted kitchen with appliances, two well-proportioned bedrooms, and a modern bathroom suite. Residents also benefit from parking and attractive communal green spaces.

- **Spacious Sitting Room**
- **Rear Balcony**
- **Gas Central Heating**
- **Duplex Apartment**
- **Residents Parking**
- **Communal Gardens**
- **Two Double Bedrooms**
- **Close Proximity M40 Motorway**
- **Close Proximity to Schools**
- **Available from September 2026**

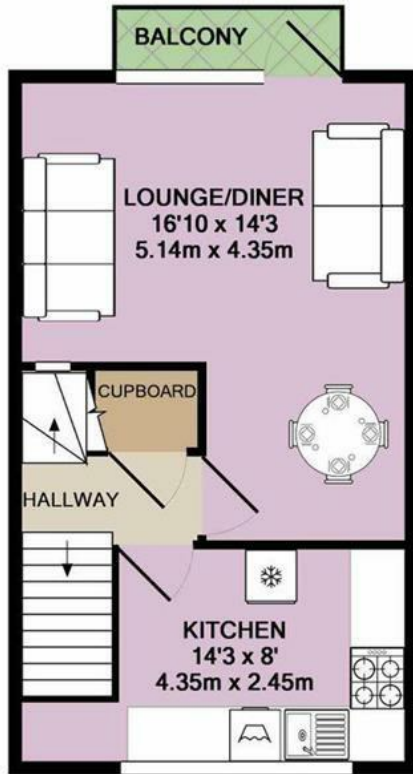
£1,495 Per month



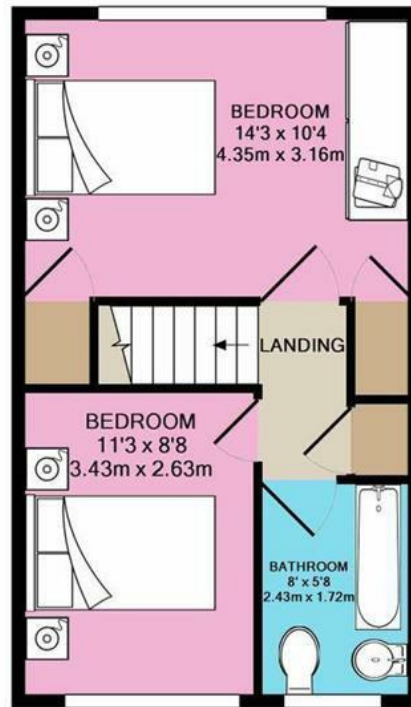
GROUND FLOOR
APPROX. FLOOR
AREA 40 SQ.FT.
(3.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 749 SQ.FT. (69.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)



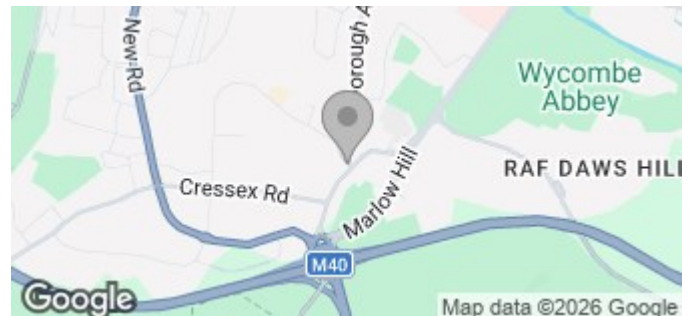
2ND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.8 SQ.M.)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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