



## 31B Marlow Road, High Wycombe, HP11 1TA

Ford & Partners are pleased to present this one bedroom apartment. Within half a mile Junction 4 of the M40 and just 1.2 miles from the town centre this property is extremely well connected. The property itself consists of an open plan kitchen/living area, double bedroom, with fitted wardrobes, and bathroom. In addition to the excellent transport links, the property is also in walking distance of a host local amenities including shops and restaurants.

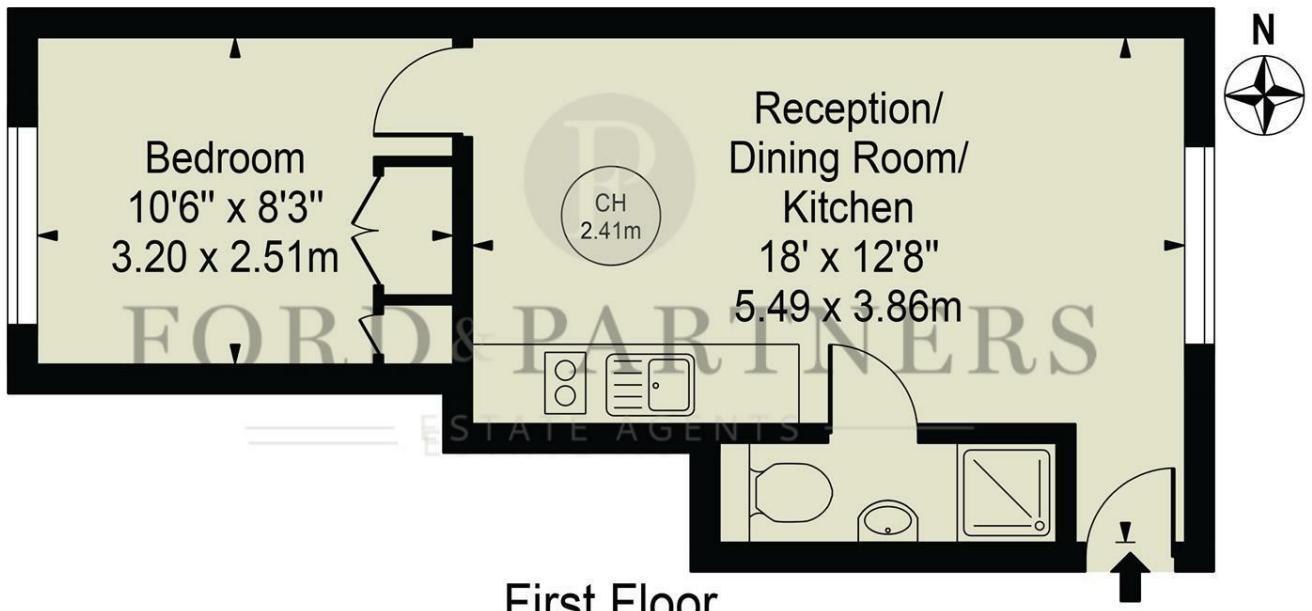
\*Property to have utilities included at £1100pcm (excluding Council Tax)\*

- **One Bedroom Apartment**
- **Gas Central Heating**
- **Fitted Wardrobes**
- **Allocated Parking**
- **Convenient Location**
- **Close to J4 M40**
- **Close to Cressex Business Park**
- **Available Immediately!**

**£950 Per month**

# Marlow Road

Approx. Gross Internal Area 302 Sq Ft - 28.06 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or c  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correct  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any statement.  
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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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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