



FORD & PARTNERS

ESTATE AGENTS



16A Cressex Road, High Wycombe, HP12 4TY

**\*AVAILABLE IMMEDIATELY\***

A two double bedroom duplex apartment situated just a stone's throw from popular state and grammar schooling.

- Two Double Bedrooms
- Off-Street Parking
- Separate Kitchen
- Close to Popular State & Grammar Schooling
- Gas Central Heating
- UPVC Double Glazing
- Available Immediately

**£1,550 Per month**

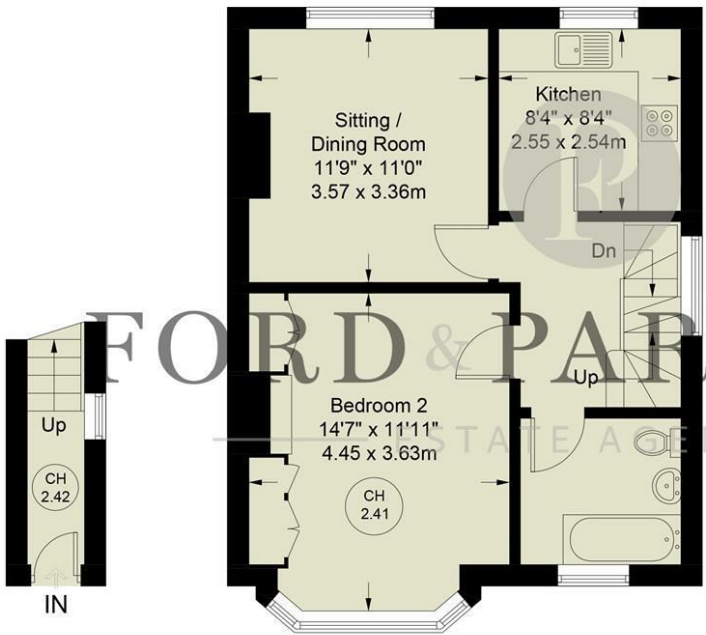
# Cressex Road, HP12 4TY

Approximate Gross Internal Area  
Ground Floor = 29 sq ft / 2.7 sq m  
First Floor = 505 sq ft / 46.9 sq m  
Second Floor = 279 sq ft / 25.9 sq m  
Total = 813 sq ft / 75.5 sq m

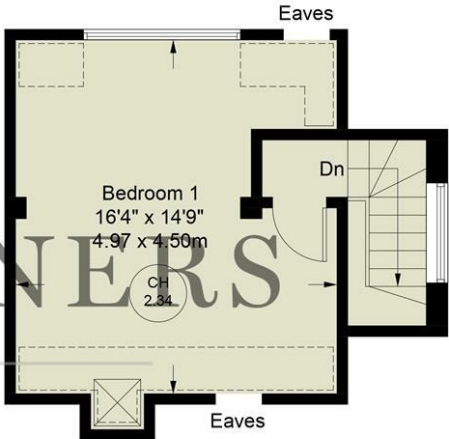


CH 2.41 = Ceiling Height

[Dashed line] = Reduced head height below 1.5m



Ground Floor



First Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

