

# Fords.

SALES | LETTINGS | NEW HOMES



## Flat 2 17 High Street, High Wycombe, HP11 2BE

A one bedroom duplex apartment boasting an excellent location, ideal for commuters, being walking distance to the train station and a just 2.2 Miles to junction 4 of the M40. The apartment also has a host of local amenities on the doorstep including, cafes, supermarkets and restaurants.

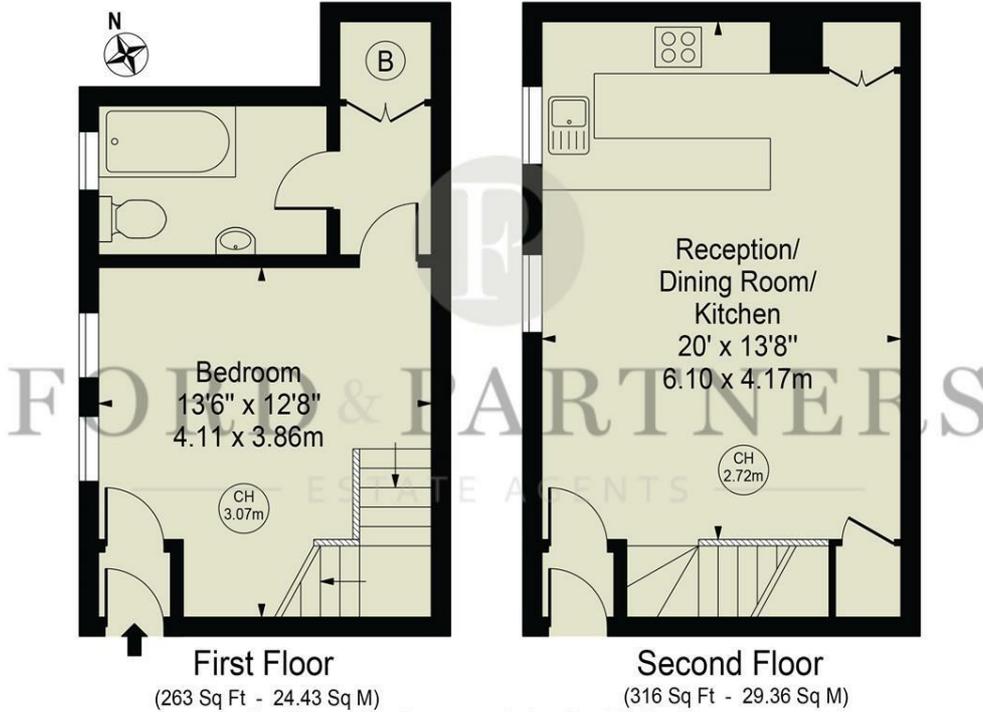
The property itself is split over two levels, as you enter through the hallway you are welcomed into the open plan living, kitchen and dining area, flooded with natural light from the period style sash windows. Downstairs is the bedroom and en-suite, making up the whole of the lower level this property boasts a large bedroom and bathroom.

- **Spacious Duplex Apartment**
- **One Double Bedroom**
- **Period Building**
- **Modern Kitchen & Bathroom**
- **Integrated Appliances**
- **Council Tax Band B**
- **Walk Distance to Train station**
- **Town Centre Location**
- **Walk to Train Station**
- **Available from 22nd April**

**£1,150 Per month**

# High Street

Approx. Gross Internal Area 579 Sq Ft - 53.79 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 contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	<b>75</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	<b>47</b>



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