

Fords.

SALES | LETTINGS | NEW HOMES



14 Clement St. Marks Close, High Wycombe, HP13 6HQ

This two bedroom apartment is located within walking distance to High Wycombe town centre and railway station. The accommodation comprises entrance hallway, open plan fitted kitchen/lounge/dining room, master bedroom with en-suite, additional double bedroom and family bathroom. The property benefits from UPVC double glazing, gas central heating, allocated parking.

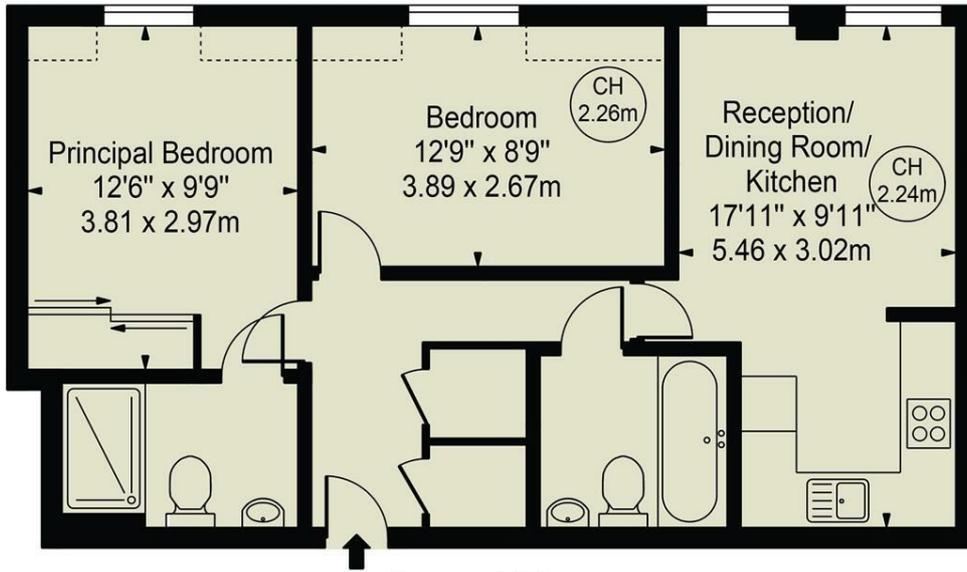
- **2 Double Bedrooms**
- **En-suite off Master**
- **Open Plan**
- **Walk to Train Station**
- **Walk to Town Centre**
- **Top Floor**
- **Allocated Parking**
- **Gas Central Heating**
- **UPVC Double Glazing**
- **Available Immediately**

£1,500 Per month

Clement Court

Approx. Total Internal Area 603 Sq Ft - 56.02 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 584 Sq Ft - 54.26 Sq M
(Excluding Restricted Height Area)



Second Floor

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.
Copyright Morriarti Photography & Design LTD

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	81	81

Environmental Impact (CO ₂) 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	85	85



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com