



FORD & PARTNERS
— ESTATE AGENTS —



44 Elmwood Court Pettifer Way, High Wycombe, HP12 3UH

***INCENTIVES AVAILABLE | 50% OFF FIRST MONTHS RENT | FREE TOASTER, KETTLE & MICROWAVE! ***

Introducing Elmwood Court, a stunning collection of just six newly renovated two bedroom apartments situated in a private development.

***Subject to receiving your holding deposit by 31st December 2025!**

***NB: the images are taken of the show home and are for guidance only.**

£1,350 Per month

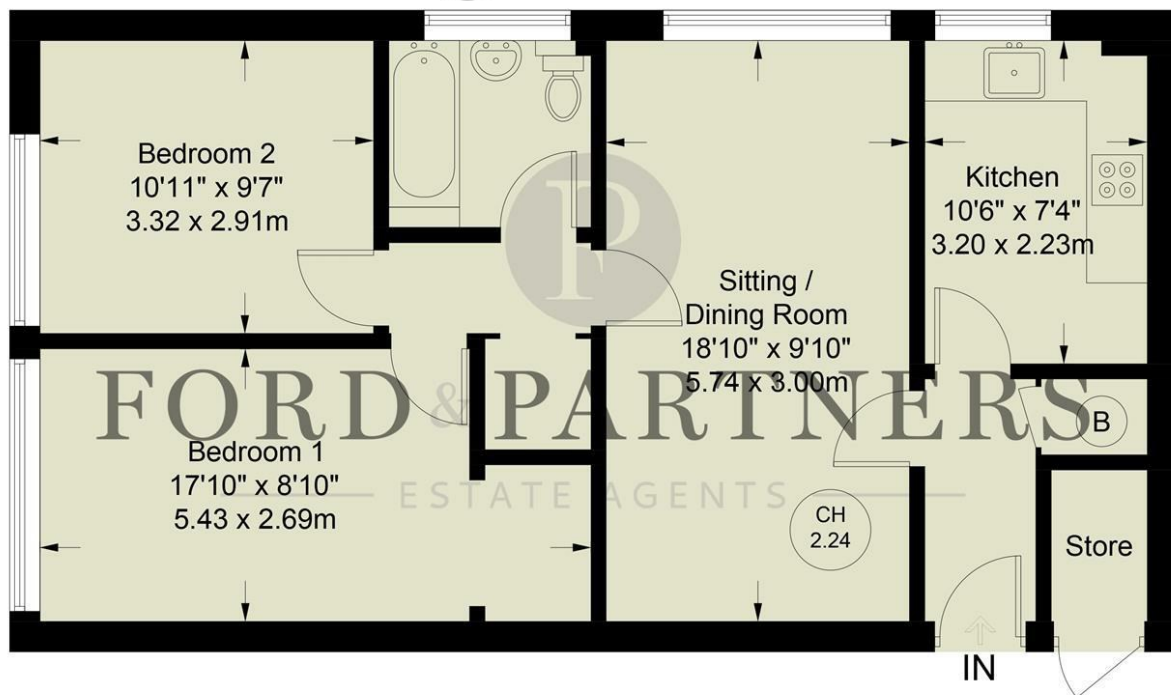
- **ELMWOOD COURT - NEWLY RENOVATED TWO BEDROOM APARTMENT**
- **FREE TOASTER, KETTLE & MICROWAVE | 50% OFF FIRST MONTHS RENT***
- **BRAND NEW APPLIANCES INCLUDED**
- **RESERVE YOUR NEW HOME TODAY, FOR ONLY £100.00**
- **PRIVATE DEVELOPMENT**
- **BRAND NEW STYLISH KITCHEN**
- **NEW FAMILY BATHROOM**
- **ONLY A FEW REMAINING!**
- **GROUND, FIRST & SECOND FLOOR APARTMENTS**
- **AMPLE PARKING**

Pettifer Way, HP12 3UH

Approximate Gross Internal Area = 660 sq ft / 61.3 sq m
Store = 17 sq ft / 1.6 sq m
Total = 677 sq ft / 62.9 sq m



CH 2.24 = Ceiling Height



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 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 | |

