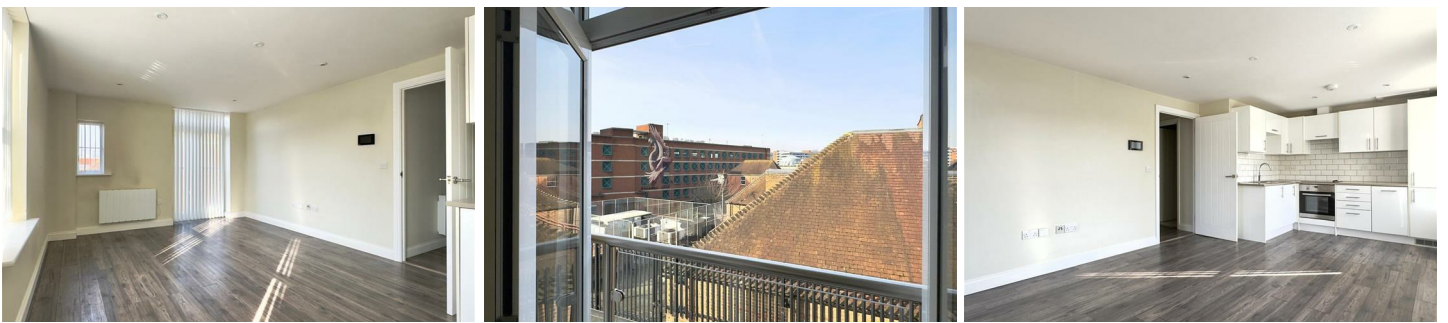


# Fords.

SALES | LETTINGS | NEW HOMES

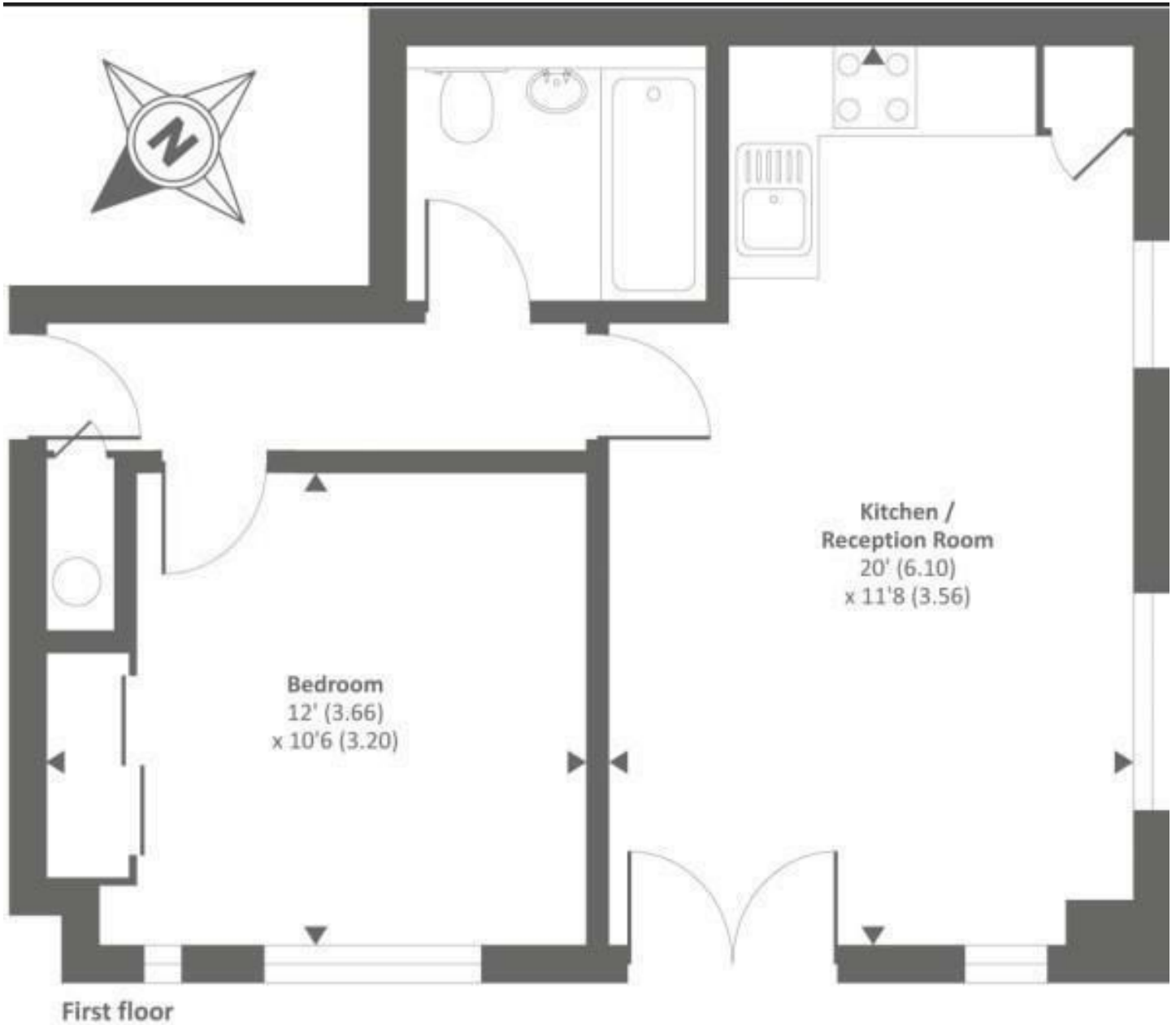


## Flat 4, 32 High Street, High Wycombe, HP11 2AG

One bedroom apartment available to rent in the heart of High Wycombe Town Centre. In addition to having all the local amenities and facilities on the doorstep. The property further benefits from modern fixtures and fittings. The kitchen includes an integrated dishwasher, electric hob/oven, fridge/freezer and washer/dryer. The train station, university and Eden shopping complex are within a short walk.

- **Spacious Double Bedroom**
- **Town Centre Location**
- **Electric Heating**
- **Large Open Plan Reception**
- **Modern Fitted Kitchen**
- **Modern Fitted Bathroom**
- **Juliette Balcony**
- **Fitted Wardrobes**
- **Video Entry**
- **Available Immediately!**

**£1,150 Per month**



Approx. gross internal floor area 431 SQFT / 40 SQM

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>		77	77
(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			
<b>England &amp; Wales</b>	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) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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