



## Flat 3, Pavillion Court Gordon Road, High Wycombe, Buckinghamshire, HP13 6AR

We are pleased to present this two bedroom apartment in a fantastic new development in the heart of High Wycombe. The complex is situated on Gordon Road and has a direct route to the railway station. The complex further benefits from secure parking (Available for £2.99 per day) and a communal garden. The apartment itself consists of two bedrooms, bathroom, open plan kitchen / living area and a balcony. It features underfloor heating & luxury fixtures and fittings.

- **Two Bedrooms**
- **New Apartment Complex**
- **Secure Parking (Optional £90 Per Month)**
- **Underfloor Heating**
- **Luxury Fixtures & Fittings**
- **Open Plan Kitchen Incl. Appliances**
- **Modern bathroom**
- **Close to Station**
- **Council Tax Band C**
- **Available Immediately!**

**£1,595 Per month**



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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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