



## Elmwood Court 48 Pettifer Way, High Wycombe, HP12 3UH

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

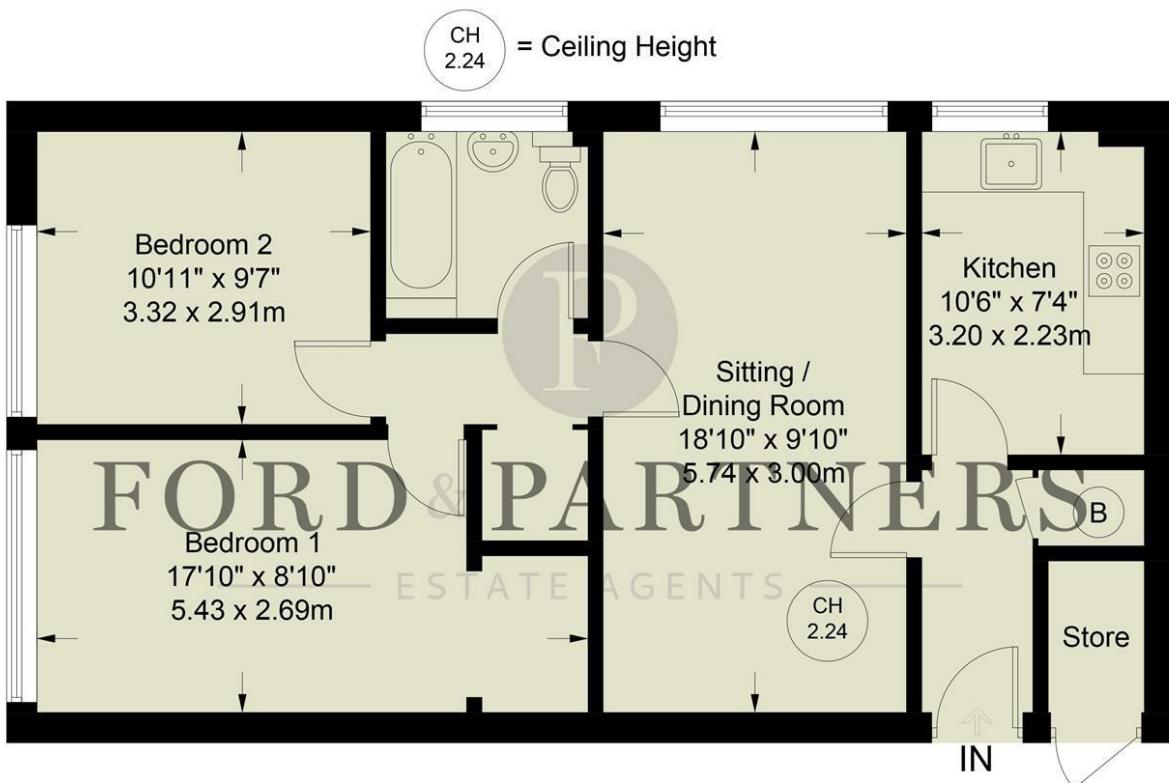
\*INCENTIVES AVAILABLE | 50% OFF FIRST MONTHS RENT | FREE TOASTER, KETTLE & MICROWAVE\*

- **50% OFF FIRST MONTHS RENT**
- **TWO DOUBLE BEDROOMS**
- **BRAND-NEW KITCHEN**
- **BRAND-NEW FAMILY BATHROOM**
- **APPLIANCES INCLUDED**
- **AVAILABLE IMMEDIATELY**
- **SMALL DEVELOPMENT OF 9 APARTMENTS**
- **AMPLE PARKING**
- **QUIET RESIDENTIAL AREA**
- **ONLY A FEW REMAINING!**

**£1,350 Per month**

## 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



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 <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			
England & Wales	EU Directive 2002/91/EC		

