

# Fords.

SALES | LETTINGS | NEW HOMES



Princes Gate High Wycombe Buckinghamshire HP13 7AX



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**Guide price £225,000**

A two bedroom first floor apartment situated in the Melissa Court development located within walking distance to the train station and town centre, available to purchase with no onward chain.

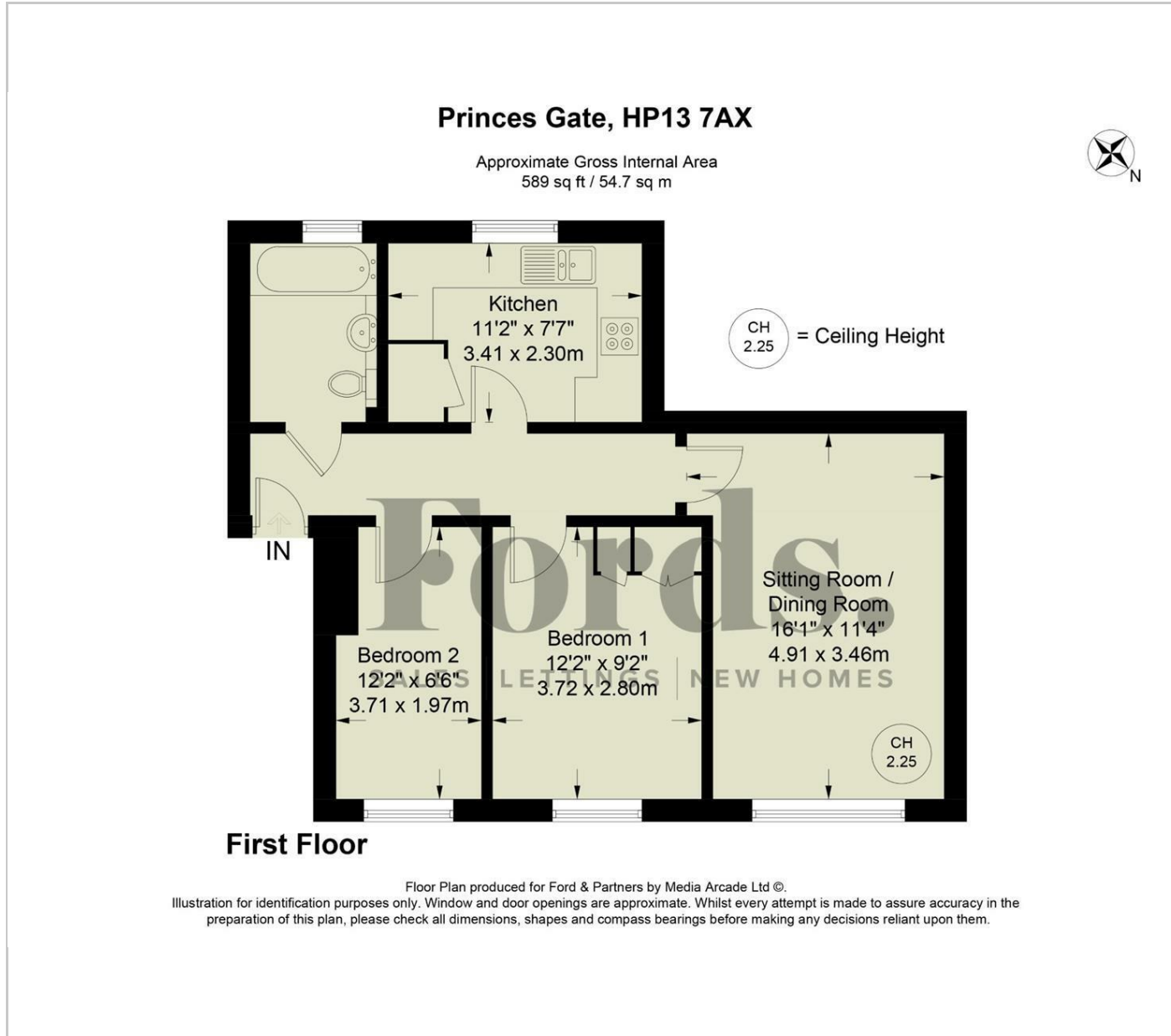
## Description

The accommodation comprises of two good sized bedrooms, one family bathroom, a separate kitchen and sitting room. The property also has the added benefit for allocated parking.

## Situation



# Floor Plans



# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	