



# FORD & PARTNERS

ESTATE AGENTS



## Skyline Mews, 10 Cressex Road, High Wycombe, HP12 4FE

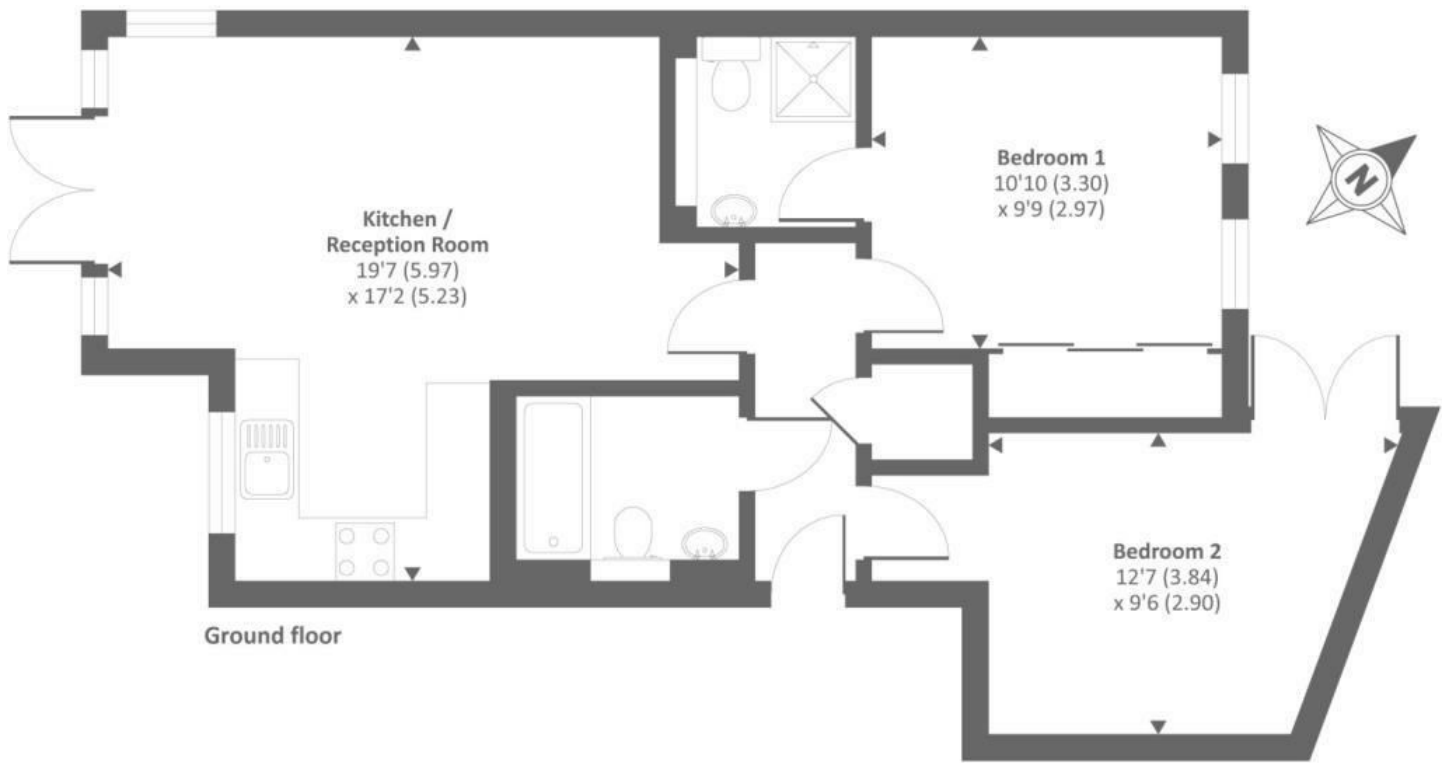
\*Available Immediately\*

Located in a quiet, securely gated development, this well-presented two-bedroom, two-bathroom ground-floor apartment features two double bedrooms, an en-suite and family bathroom, and a modern open-plan kitchen/living area. The property also benefits from a private rear terrace and communal gardens.

Conveniently situated near local amenities, Junction 4 of the M40, and High Wycombe town centre, with its Eden Shopping Centre, restaurants, theatre, and mainline train station.

**£1,500 Per month**

- Modern Ground Floor Apartment
- Two Bedrooms
- Master Bedroom w/ En Suite
- Open Plan Living Room/Kitchen
- Private Rear Terrace/Garden
- Patio Area from Lounge
- Allocated Parking
- Secure Gated Development
- Gas Central Heating & UPVC Double Glazing
- Available Immediately!



Approx. gross internal floor area 644 SQFT / 59.8 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>		
(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	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>		
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