



Annexe, 57 Kitchener Road, High Wycombe, HP11 2SH

* All Utilities & WiFi Included *

A well-proportioned and newly renovated studio annexe comprising living room/bedroom, kitchen & bathroom. The property is suited perfectly for single/couple working professionals or students.

- **Brand New Studio Annexe**
- **Modern Fitted Kitchen**
- **All Bills Included**
- **Ensuite Shower Room**
- **Garden Space**
- **Near to Town Centre & Bucks New University**
- **Suitable for Working Professionals/Students**
- **Available Immediately**

£1,200 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

