



FORD & PARTNERS

ESTATE AGENTS




## 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) <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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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>		
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