

Fords.

SALES | LETTINGS | NEW HOMES



Flat 11, Clifton Court Marlow Road, High Wycombe, HP11 1TE

This well-presented two-bedroom maisonette enjoys a sought-after location on Marlow Road, providing excellent access to High Wycombe town centre, the mainline train station, and the M40 motorway, making it an ideal choice for commuters and professionals alike.

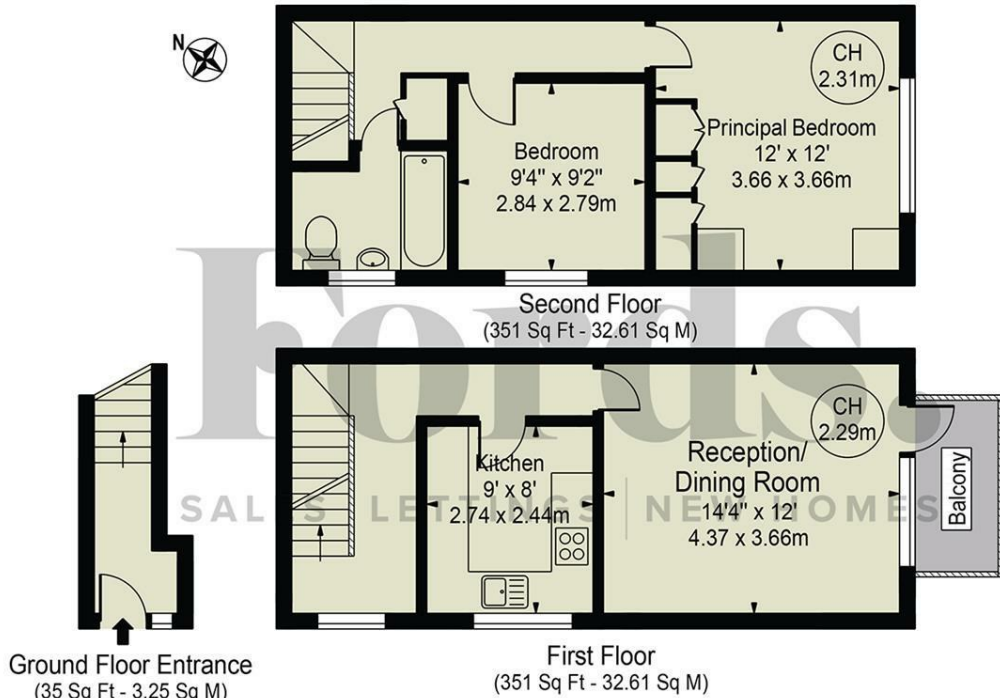
Set within a quiet residential development, the property offers bright and spacious accommodation throughout, including a generous living room, a fitted kitchen with appliances, two well-proportioned bedrooms, and a modern bathroom suite. Residents also benefit from parking and attractive communal green spaces.

- **Two Bedroom Duplex Apartment**
- **Spacious Living Room with Balcony**
- **Fitted Kitchen with Appliances**
- **Residents' Parking**
- **Communal Gardens**
- **Gas Central Heating**
- **Convenient Access to Town Centre & Train Station**
- **Close to Junction 4 of M40**
- **Close to John Hampden & Wycombe High School**
- **Available Immediately**

£1,500 Per month

Clifton Court

Approx. Gross Internal Area 737 Sq Ft - 68.47 Sq M

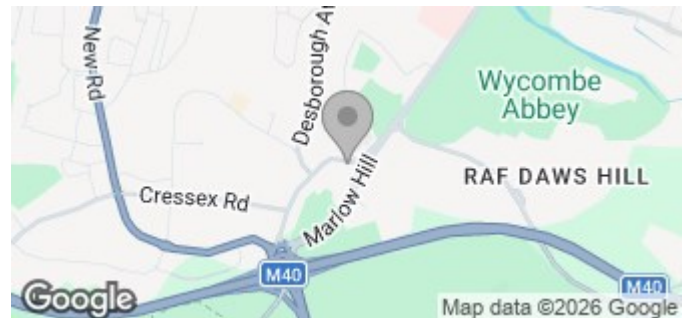


For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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		



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com