

# Fords.

SALES | LETTINGS | NEW HOMES



## Flat 57, Birch House Leigh Street, High Wycombe, HP11 2WR

Set within the modern Birch House development, this well-presented one-bedroom apartment offers a comfortable and easy-to-maintain home in a desirable part of High Wycombe. The building is thoughtfully designed to combine style with practicality, all within a secure and professionally managed setting for added peace of mind.

Residents benefit from a safe and well-kept environment, ideal for everyday living, while optional allocated parking is available for a small monthly cost, ensuring added convenience for those with a vehicle.

- **One-Bedroom Modern Apartment**
- **Available for Immediate Move-in!**
- **New Development Close to Town Centre**
- **Secure Underground Parking Available**
- **Lift Access within Building**
- **Pets Accepted!**
- **Open Plan Kitchen/Living Room**
- **Fully Fitted Kitchen w/ Appliances**

**£1,175 Per month**

# The Old Works, HP11 2WP

Approximate Gross Internal Area  
447 sq ft / 41.5 sq m



**First Floor**

Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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