



**FORD & PARTNERS**  
— ESTATE AGENTS —



## 31, Cedarwood Court Pettifer Way, High Wycombe, HP12 3UH

Introducing Cedarwood Court - an exclusive collection of six newly refurbished one and two-bedroom apartments.

**LIMITED-TIME OFFER:** Enjoy 50% off your first month's rent

Each apartment includes two well-proportioned double bedrooms, a sleek, fully fitted kitchen with integrated appliances, and a brand-new contemporary bathroom. Bright and spacious reception areas provide the ideal setting for both relaxation and entertaining.

With only a few homes still available, now is the perfect time to secure your new apartment. Contact our office today to book your viewing.

**£1,150 Per month**

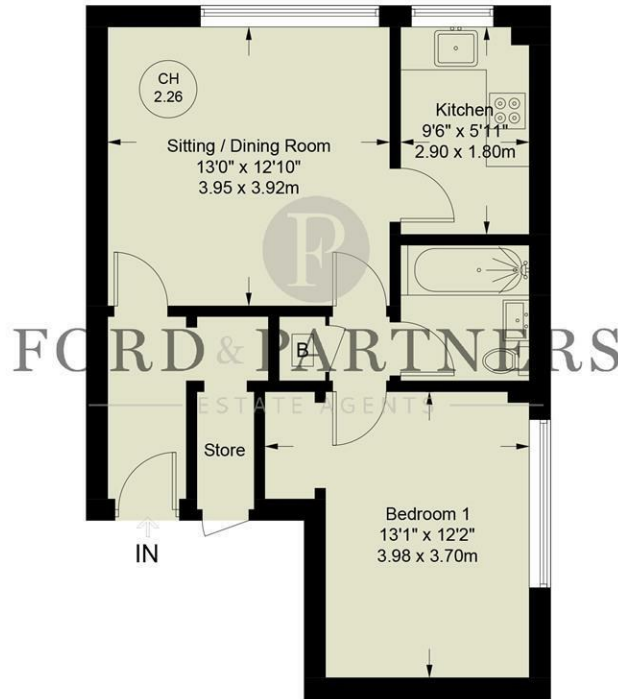
- **Stunning One Double Bedroom Apartment**
- **Modern Family Bathroom**
- **Modern Kitchen with Brand-New Appliances**
- **Fully Managed Tenancy by Ford & Partners**
- **Ample Residents Parking**
- **Far Reaching View over the Town Centre**
- **Ground, First or Second Floor Apartments Available**
- **Close Proximity to Town Centre & M40**
- **Private & Quiet Residential Area**
- **Reserve your New Home Today!**

# Pettifer Way, HP12 3UH

Approximate Gross Internal Area = 498 sq ft / 46.3 sq m



CH 2.26 = Ceiling Height



Floor Plan produced for Ford & Partners by Media Arcade ©.  
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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