



FORD & PARTNERS

ESTATE AGENTS



1 Pavillion Court Gordon Road, High Wycombe, HP13 6AR

A fantastic two bedroom ground floor maisonette available to rent. The property consists of two double bedrooms, bathroom and open plan reception room/kitchen. It features under floor heating, double glazing, glass surround patio area and tiled flooring. The kitchen consists of high specification units and appliances including a dishwasher. The complex is situated with 0.5 miles of the town centre and boasts access around the town.

Ground floor apartment benefitting from its own private entrance and large private terrace. The Bathroom is fitted with a modern suite with contemporary ceramic tiling.

Optional gated parking available at £90 per month.

- **Maisonette**
- **Two Double Bedrooms**
- **Patio Area**
- **Underfloor Heating**
- **0.5 Miles to Station**
- **Optional Gated Parking (£90 PCM)**
- **Fitted Kitchen with Smeg Appliances**
- **Designer Worktops**

£1,695

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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		
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