



FORD & PARTNERS

ESTATE AGENTS



2, Grooms Court Old Coach Drive, High Wycombe, Buckinghamshire, HP11 1AU

A modern, neatly designed 1 bedroom apartment located in Loudwater very close to shops and a large park right opposite. The apartment includes a well looked after communal garden and allocated parking spaces. The living room is large and bright with a view of the garden. The kitchen is neatly presented and spacious. The bedroom is spacious with a minimalist design. The property features a modern bathroom which includes storage.

- **One Bedroom Apartment**
- **Allocated Parking**
- **Ground Floor**
- **Open Plan Kitchen/Reception**
- **Modern Bathroom With Power Shower**
- **Master Bedroom with Fitted Wardrobes**
- **Modern Electric Heating**
- **Council Tax Band B**
- **Close to M40 Junction 3**
- **Available Now**

£1,150 Per month



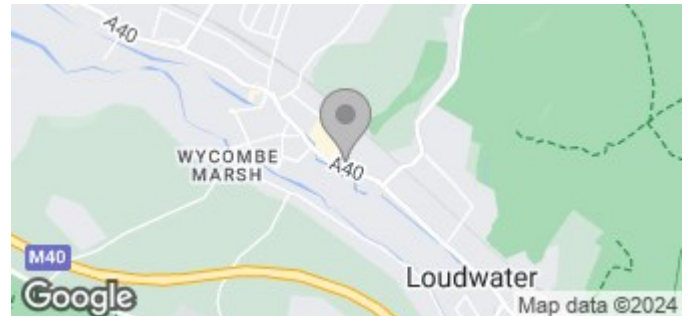
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Grooms Court

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		



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