



FORD & PARTNERS

ESTATE AGENTS

Papermakers Lodge, 7 Ryemead Way, High Wycombe, Buckinghamshire, HP11 1GJ



Papermakers Lodge, 7 Ryemead Way, High Wycombe, Buckinghamshire, HP11
1GJ
£1,400 Per month

Two Bedroom Two Bathroom Apartment

Description

Ford & Partners are pleased to present this two bedroom, two bathroom apartment to rent. The property consists of two bedrooms, two bathrooms (en-suite to the master bedroom and a family bathroom), open plan reception/kitchen and a balcony. The property benefits from secure allocated parking and modern electric heating.

Situation

Ryemead Boulevard is conveniently located next to a vast array of shopping facilities. These include a large Marks & Spencer Food Hall, Furniture Village, Currys & PC World, Pizza Hut and many more. From the property, the train station is just a short drive (1.7miles) and M40 Junction 3 is only 1.8 miles away.

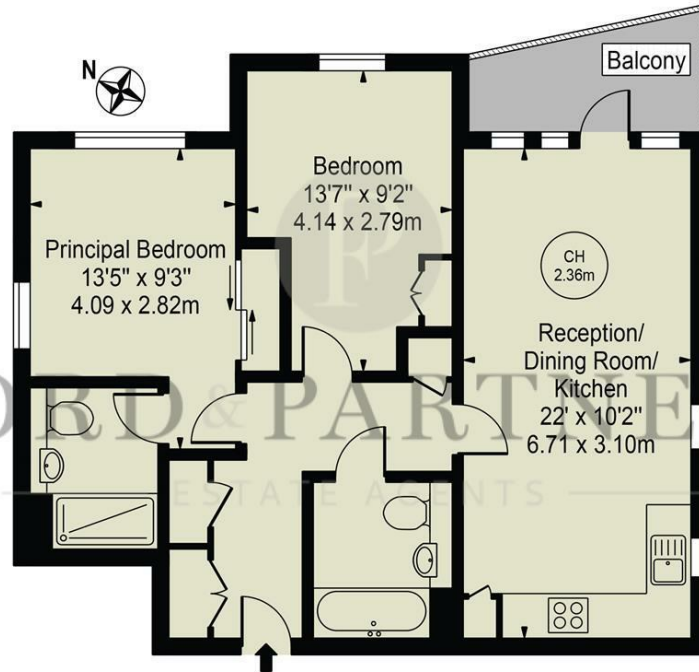
The High Wycombe town centre provides an extensive range of shopping facilities and a vast array of cafes, restaurants and bars along with the excellent Wycombe swan theatre. A weekly market is held in the High street. High Wycombe is renowned for its leisure and recreational amenities and is home to Wycombe Wanderers Football Club. The town has a new sports centre and two multi-screen cinema complexes. A Newly built Waitrose supermarket. Further amenities include a John Lewis department store, Costa Coffee store and Next clothes and home store.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone in under 30 minutes and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



Papermakers Lodge

Approx. Gross Internal Area 659 Sq Ft - 61.22 Sq M



Second Floor

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 Performance Graph

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |