



FORD & PARTNERS

ESTATE AGENTS



## 19 Langston Court Gallows Lane, High Wycombe, HP12 4BP

A well presented one bedroom, top floor maisonette with allocated parking situated on the West-Side of High Wycombe's Town Centre.

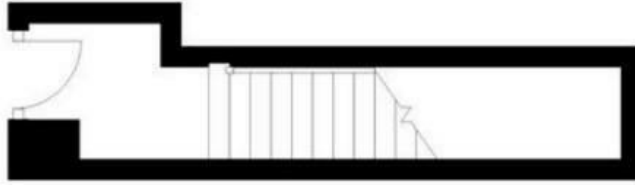
The property comprises living room, separate kitchen, modern fitted bathroom, double bedroom, loft storage, allocated parking with multiple visitor bays available and attractive communal gardens. The property is ideally located for amenities as well as access to Junction 4 of the M40 and High Wycombe town centre.

- **One Bedroom Maisonette**
- **Integrated Appliances**
- **Furnished**
- **UPVC Double Glazed**
- **Electric Heating**
- **Allocated Parking & Visitor Bays**
- **Available from 14th October 2024**

**£1,200 Per month**

## Ground Floor

Approx. 5.6 sq. metres (60.4 sq. feet)



## First Floor

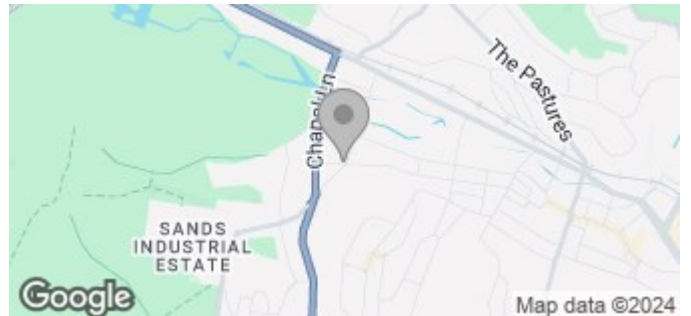
Approx. 40.4 sq. metres (435.1 sq. feet)



Total area: approx. 46.0 sq. metres (495.5 sq. feet)

| 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>                  |                         | 66      | 72        |
|   | 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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