



**FORD & PARTNERS**

ESTATE AGENTS



## 45 Longland Way, High Wycombe, HP12 3UQ

(45) Longland Way, High Wycombe - LAST FEW REMAINING!

Ford & Partners are proud to bring to market a collection of 24 newly renovated one-bedroom maisonettes. The accommodation consists of one double bedroom, a bright and airy reception room with scenic views, a stylish kitchen with appliances, modern family bathroom and private garden space.

Show Home Available to View Now - call now to avoid early disappointment.

RESERVE YOUR NEW HOME NOW FOR ONLY £100.00 HOLDING DEPOSIT

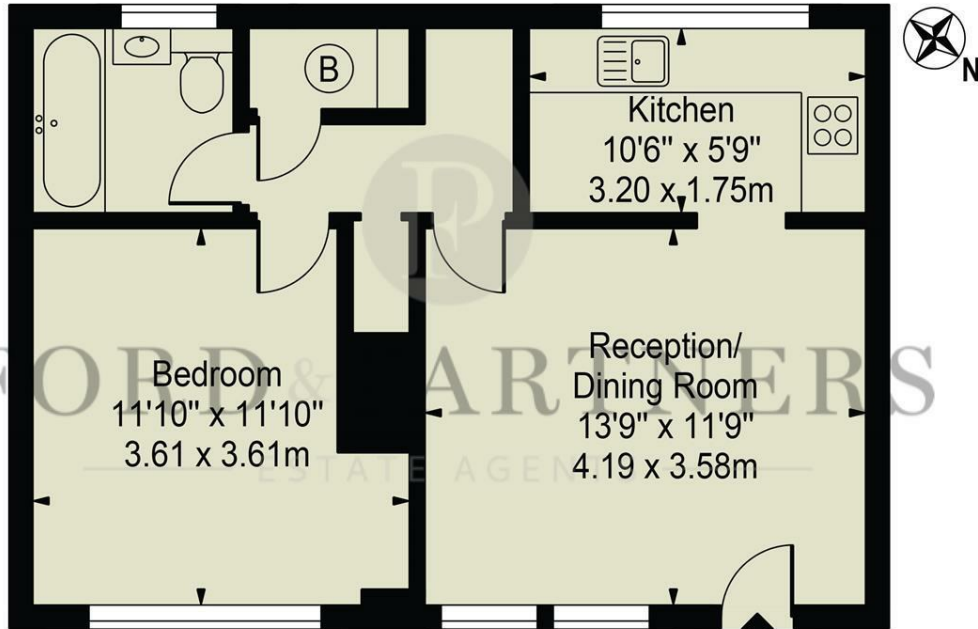
NB: The photos are of the Show Apartment.

- **Newly Renovated Apartment with Private Garden Space**
- **Stylish Kitchen with Appliances**
- **Modern Family Bathroom**
- **Modern Electric Heating Systems**
- **Induction Hob**
- **Scenic Views**
- **Residents Parking**
- **Brand New UPVC Windows with fitted blinds**
- **Show Home Available to View NOW**
- **Ready for Occupation from 1st October 2024**

**£1,200 Per month**

# Longland Way

Approx. Gross Internal Area 468 Sq Ft - 43.48 Sq M



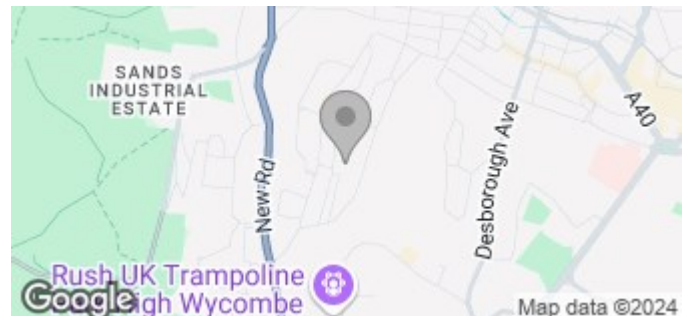
## Ground Floor

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 Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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