



# FORD & PARTNERS

ESTATE AGENTS



## Frogmoor House, Flat 10 17-19 Frogmoor, High Wycombe, HP13 5DQ

A one double bedroom apartment forming part of a luxury new build development of just 14 apartments located within the vibrant Town Centre of High Wycombe.

The development is situated within close proximity to the Eden shopping centre, one mile from High Wycombe station offering transport into London Marylebone in 25 minutes and two and a half miles to the M40.

### KITCHENS

Individually designed contemporary Howdens kitchens with high gloss soft close doors and drawers, Silstone Blanco worktops and upstands with chrome pull out tap and appliances to include Bosch induction hob/oven/extractor hood/dishwasher plus Zanussi washer dryer.

### BATHROOMS

Rocha white sanitaryware with marble effect porcelain tiles, chrome taps and fittings including showers plus shaver points and mirror to all bathrooms.

- **New Build Development of 14 Apartments**
- **Individually Designed Contemporary Kitchens**
- **Luxury Bathroom with Marble Effect Porcelain Tiles**
- **Aluminium Double Glazed Windows and Balcony Doors**
- **BT Fibre Broadband**
- **Balconies complete with Decking and Downlights**
- **USB Sockets to all Bedrooms and Kitchen**
- **Colour Video Entry System & CCTV**
- **Secure Cycle Storage**
- **Optional Secure Parking Available\***

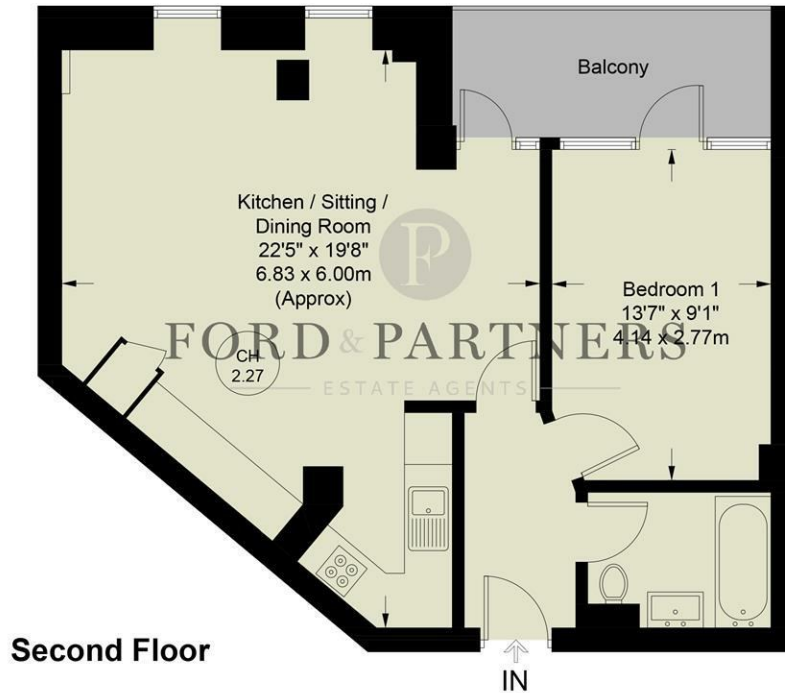
**£1,350 Per month**

## Frogmoor, HP13 5DQ

Approximate Gross Internal Area = 571 sq ft / 53.1 sq m



CH  
2.27 = Ceiling Height



Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### 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>	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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