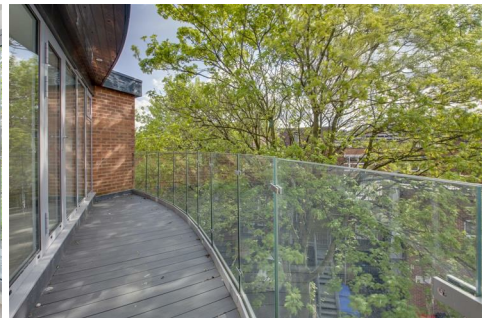




**FORD & PARTNERS**  
ESTATE AGENTS



## Frogmoor House, Flat 12 17-19 Frogmoor, High Wycombe, HP13 5DQ

INCENTIVES AVAILABLE - 50% OFF FIRST MONTH'S RENT

A two 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, Silestone Blanco worktops and upstands with chrome pull out tap and appliances to include Bosch induction hob/oven/extractor hood/dishwasher plus Zanussi washer dryer.

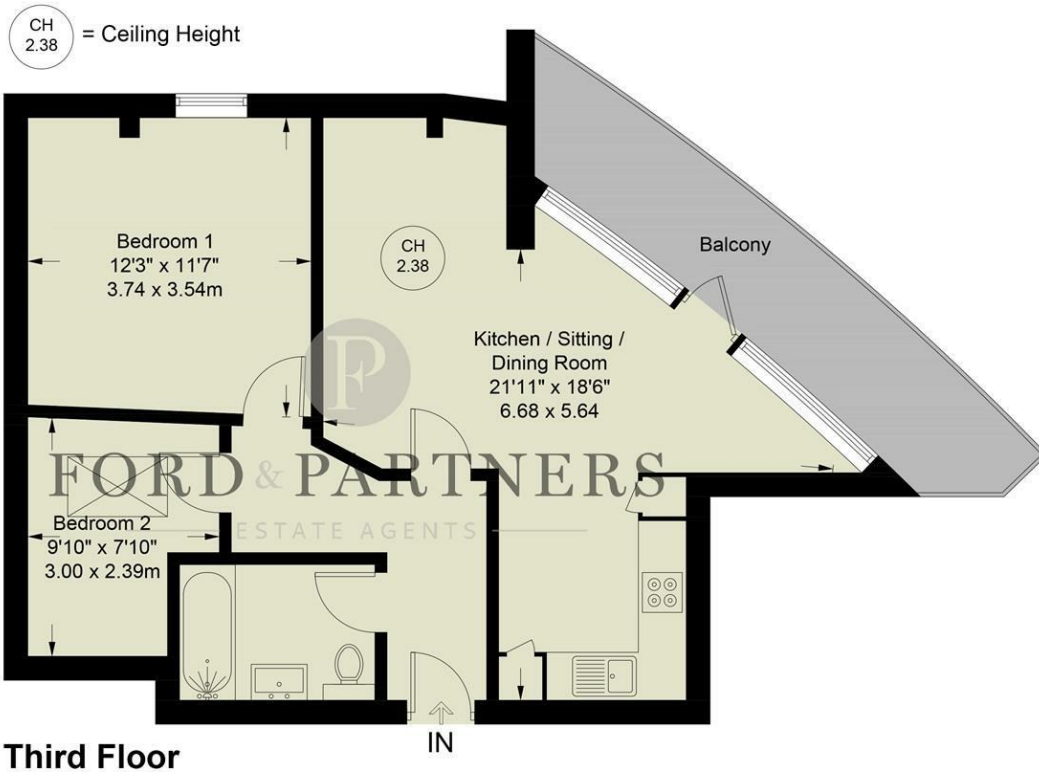
### BATHROOMS

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

**£1,600 Per month**

## Frogmoor, HP13 5DQ

Approximate Gross Internal Area  
622 sq ft / 57.8 sq m



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 |           |



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: [sales@fordandpartners.com](mailto:sales@fordandpartners.com) [www.fordandpartners.com](http://www.fordandpartners.com)