



# FORD & PARTNERS

ESTATE AGENTS



## 14 Kings View West End Road, High Wycombe, Buckinghamshire, HP11 2PQ

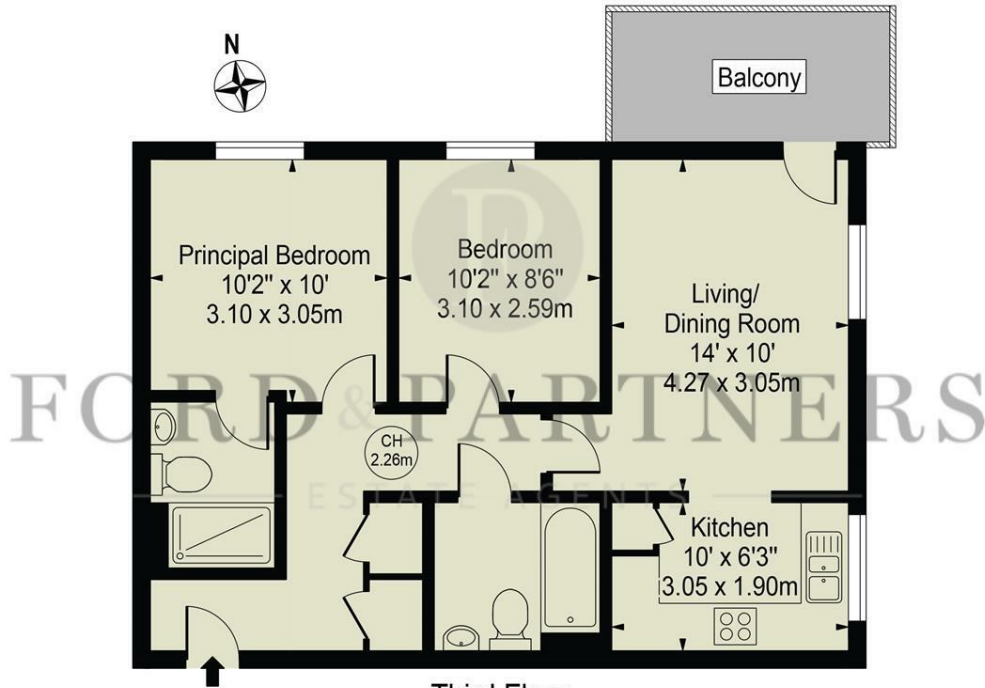
A two-bedroom top floor apartment within walking distance to the Eden Shopping Centre. This apartment benefits from allocated parking, an en suite to the principal bedroom and a spacious balcony off the living room.

- Top Floor Apartment
- Two Double Bedrooms
- Balcony Off Living Room
- En Suite shower Room
- Allocated Parking
- Communal Gardens
- Furnished
- Double Glazing
- Easy Access to Train Station & Eden Shopping Centre
- Town Centre Location

**£1,450**

# Kings View

Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M



Third 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) <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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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