



# FORD & PARTNERS

ESTATE AGENTS



## 10 Pettifer Way, High Wycombe, HP12 3UH

A recently refurbished one-bedroom apartment set within a small development of just nine apartments, offering a sense of exclusivity and community.

The property features a spacious double bedroom, a bright and welcoming reception room, a contemporary fitted kitchen with integrated appliances, a modern family bathroom, and convenient storage throughout.

A stylish show apartment is available to view now - early viewing is highly recommended to avoid missing out.

Reserve your new home today!

Please note: photographs shown are of the Show Apartment.

- **Recently Refurbished Apartment**
- **Large Double Bedroom**
- **Brand-New Kitchen with Appliances**
- **Brand-New Bathroom**
- **Residents Parking**
- **Far Reaching Views**
- **Quiet Development of just 9 Apartments**
- **New Electric Heating**
- **Available Immediately**
- **Secure Your New Home Today!**

**£1,200 Per month**

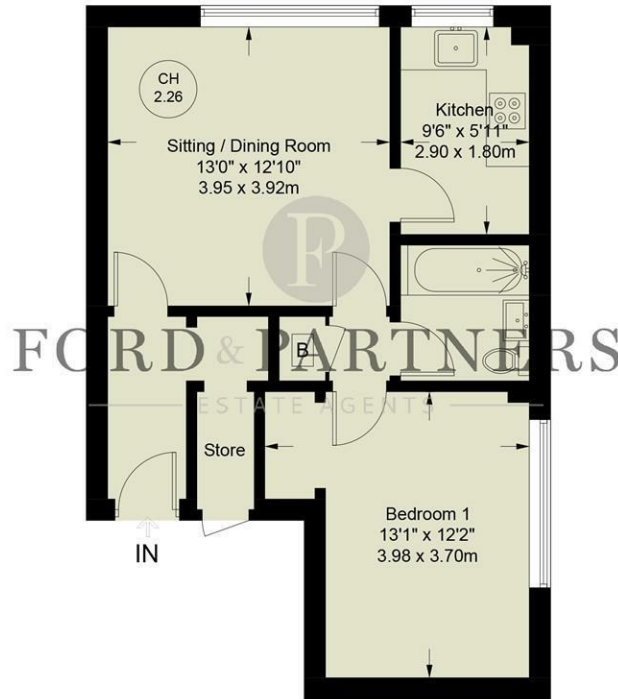


# Pettifer Way, HP12 3UH

Approximate Gross Internal Area = 498 sq ft / 46.3 sq m



CH 2.26 = 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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