



**FORD & PARTNERS**  
— ESTATE AGENTS —



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

### Beautifully Renovated Two Double Bedroom First Floor Apartment

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

The property features two spacious double bedrooms, 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.

- **Two Double Bedrooms**
- **Brand-New Bathroom**
- **Brand-New Kitchen with Appliances**
- **Residents Parking**
- **Far Reaching Views**
- **Quiet Area with Communal Grounds**
- **Available Immediately**
- **Large Living and Dining Room**
- **Reserve Your New Home Today!**
- **Fully Managed by Ford & Partners**

**£1,400 Per month**

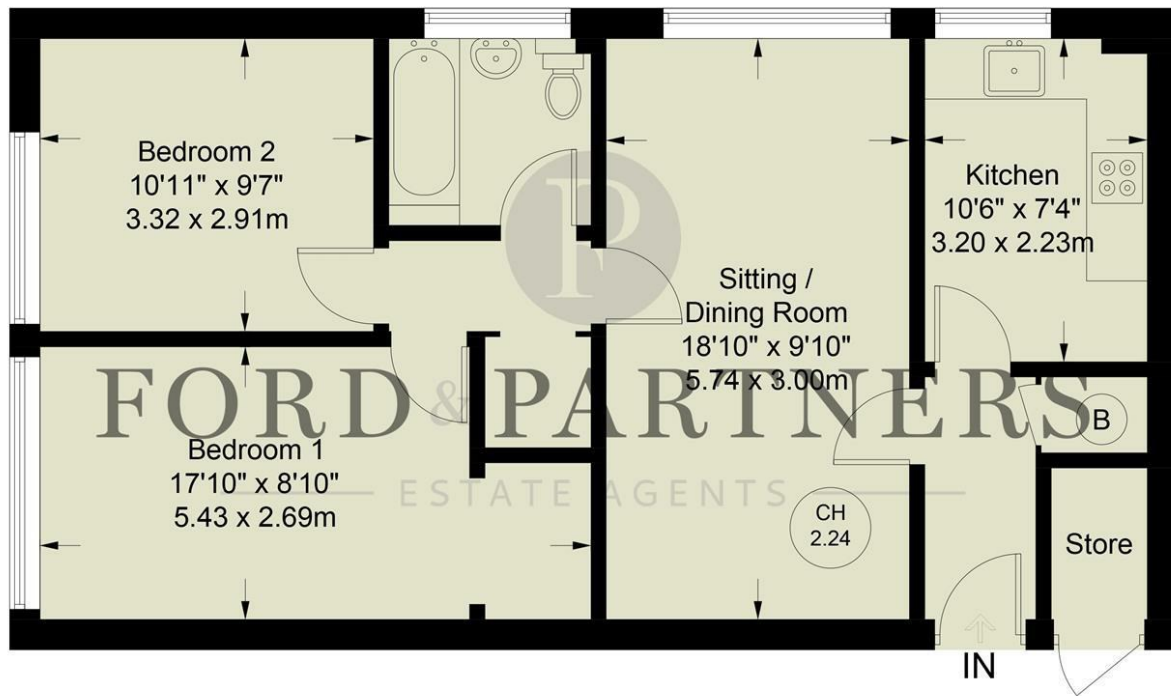


## Pettifer Way, HP12 3UH

Approximate Gross Internal Area = 660 sq ft / 61.3 sq m  
Store = 17 sq ft / 1.6 sq m  
Total = 677 sq ft / 62.9 sq m



CH  
2.24 = 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	

