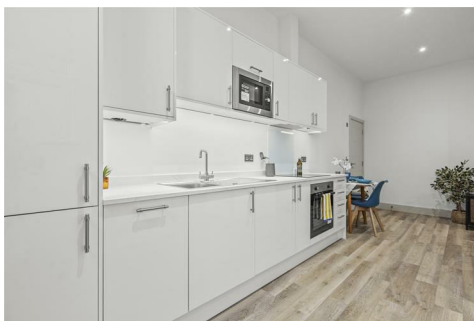




FORD & PARTNERS
ESTATE AGENTS



Flat 3, 1 Harlow House Harlow Road, High Wycombe, HP13 6AA

A Contemporary One-Bedroom Maisonette in a Prime Central Setting

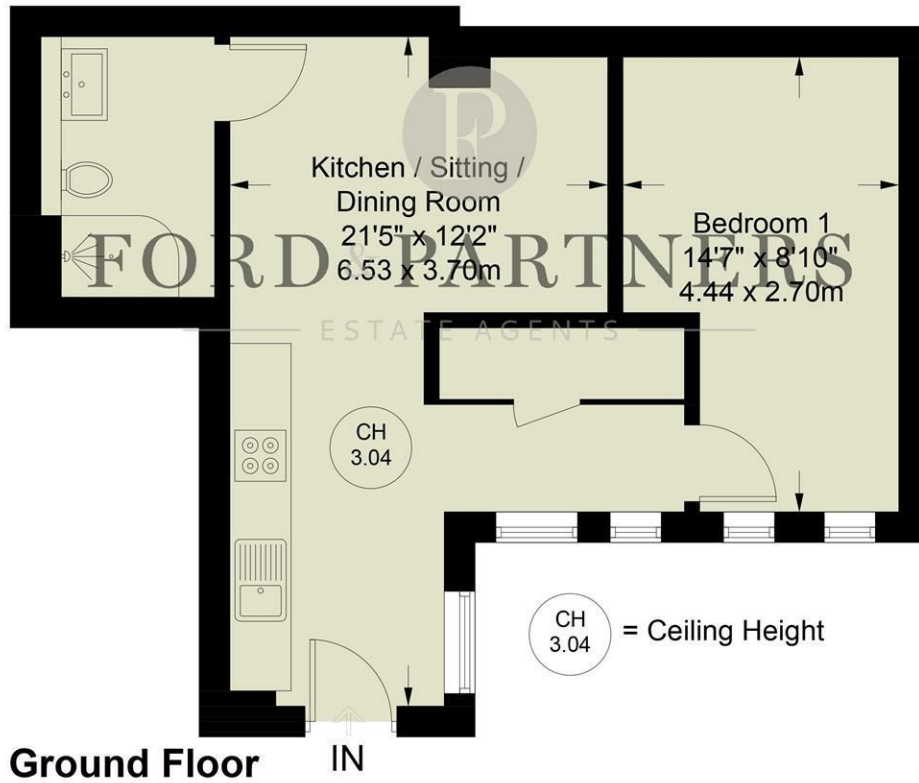
Nestled within a charming, private courtyard, this newly built one-bedroom maisonette combines modern design with timeless appeal in the heart of High Wycombe. Ideally located just a short walk from the mainline train station, town centre, and the popular Rye Park, it offers an exceptional lifestyle choice for commuters and young professionals alike.

- **Brand New Ground Floor Maisonette**
- **High Spec, Contemporary Kitchen**
- **Integrated Appliances**
- **Separate Storage/Utility Cupboard**
- **Gas Central Heating & UPVC Double Glazing**
- **Manicured Courtyard Gardens**
- **Hard Wood Flooring**
- **Available Immediately**

£1,250 Per month

Harlow Road, HP13 6AA

Approximate Gross Internal Area = 413 sq ft / 38.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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