

# Fords.

SALES | LETTINGS | NEW HOMES



## Pavillion Court, Flat 12 Gordon Road, High Wycombe, Buckinghamshire, HP13 6AR

This contemporary two-bedroom property offers a harmonious blend of modern living and convenience.

Located just moments away from High Wycombe Town Centre, Rye Park, and the Mainline Station, this apartment is designed for those seeking a vibrant urban lifestyle.

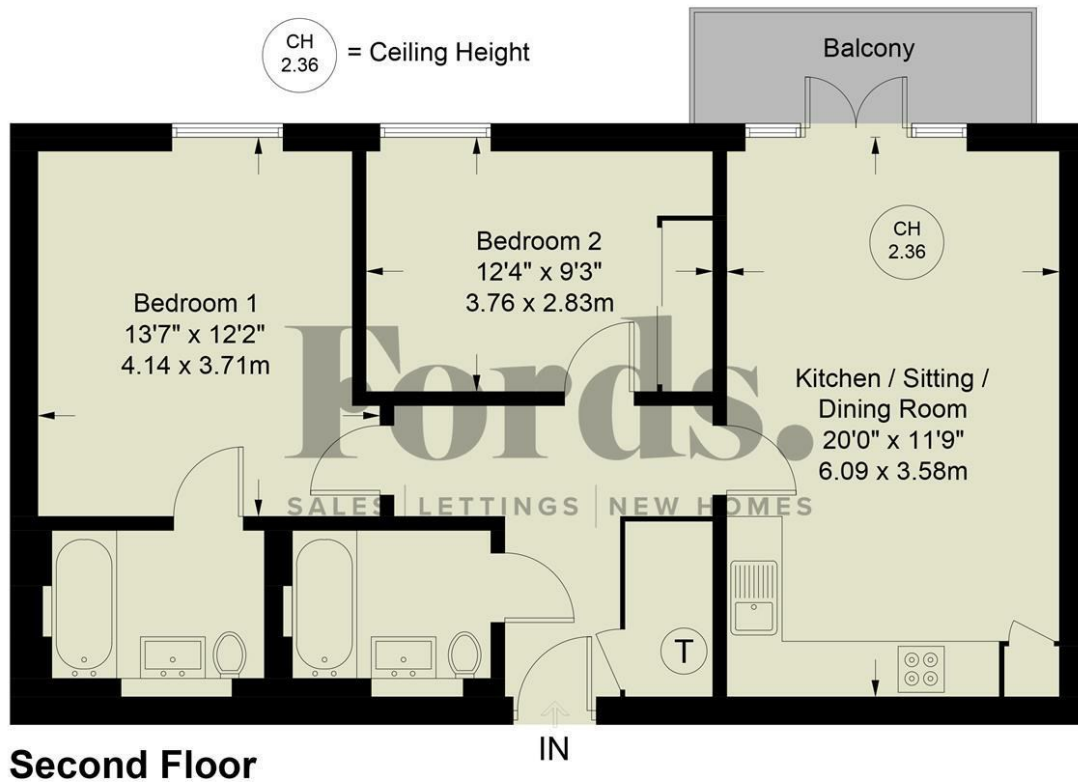
Residents also benefit from access to a communal garden and secure parking (\*available for an additional £95 per month).

- Two Bedrooms
- Two Bathrooms
- Balcony
- 0.5 Miles to Station
- Gated Parking Available (£95 Per Month)
- Fitted Kitchen with Smeg Appliances
- Available Now
- Designer Worktops
- Modern Development

**£1,750 Per month**

## Gordon Road, HP13 6AR

Approximate Gross Internal Area = 710 sq ft / 66.0 sq m



Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.

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 |           |



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