

# Fords.

SALES | LETTINGS | NEW HOMES



## Flat 1 33 Marlow Road, High Wycombe, HP11 1TA

A stylish and well-constructed two-bedroom apartment, offering a comfortable and modern living space in a highly convenient location. The property features a generous private terrace and comes with an allocated parking space.

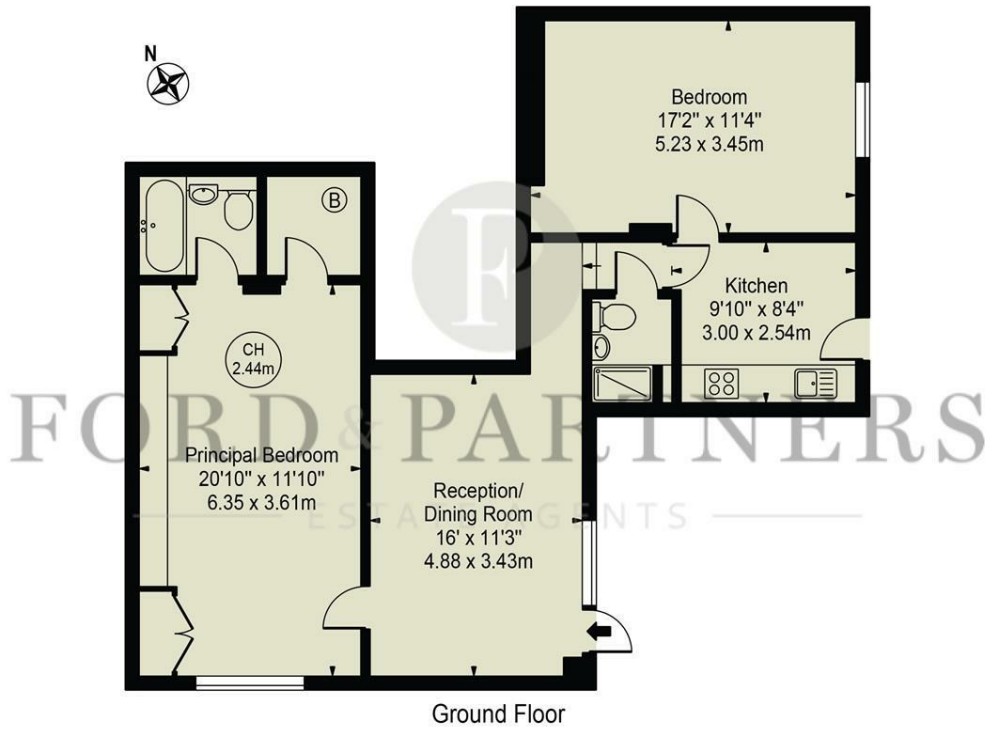
Ideally situated close to both John Hampden Grammar School and Wycombe High School, the apartment is well-suited to families. Both bedrooms are spacious and include built-in wardrobes, providing ample storage for everyday needs.

- Allocated Parking Space
- Built in cabinets for storage
- Convenient location
- Nearby Schooling - John Hampden Grammar School, Wycombe High School
- 1 Shower Room & 1 Bathroom
- Close to Shopping Facilities
- Spacious double bedrooms
- Close to Junction 4 of M40
- Council tax band B
- Available Immediately

**£1,500 Per month**

# Marlow Road

Approx. Gross Internal Area 837 Sq Ft - 77.76 Sq M



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>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
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