

Fords.

SALES | LETTINGS | NEW HOMES



Flat 70, Birch House Leigh Street, High Wycombe, HP11 2WR

Set within the modern Birch House development, this well-presented two-bedroom, two-bathroom apartment offers a comfortable and easy-to-maintain home in a desirable part of High Wycombe. The building is thoughtfully designed to combine style with practicality, all within a secure and professionally managed setting for added peace of mind.

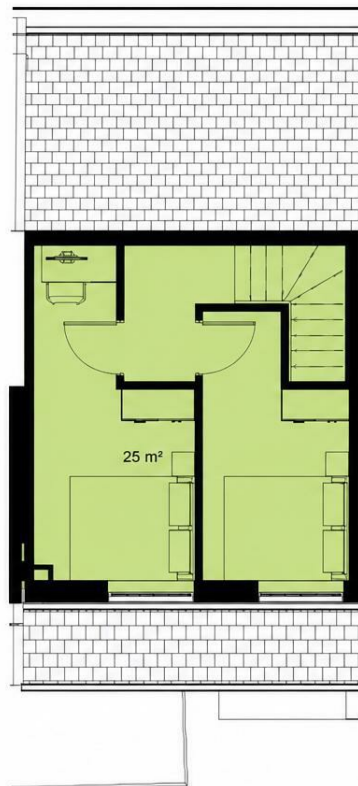
Residents benefit from a safe and well-kept environment, ideal for everyday living, while allocated underground parking ensures added convenience for those with a vehicle.

- **Two-Bedroom Duplex Apartment**
- **Two Modern Bathrooms**
- **New Development Close to Town Centre**
- **Secure Underground Parking**
- **Lift Access within Building**
- **Pets Accepted!**
- **Open Plan Kitchen/Living Room**
- **Fully Fitted Kitchen w/ Appliances**
- **Available for Immediate Move-in!**

£1,500 Per month



GROUND FLOOR



FIRST FLOOR

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 (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
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