

# Fords.

SALES | LETTINGS | NEW HOMES



## Flat 23 Victoria House, 28-32 Desborough Street, High Wycombe, HP11 2NF

A stylish one-bedroom apartment perfectly positioned in the heart of High Wycombe. The property features a bright open-plan living space with a modern fitted kitchen complete with integrated appliances, a spacious double bedroom, and a sleek contemporary ensuite shower room.

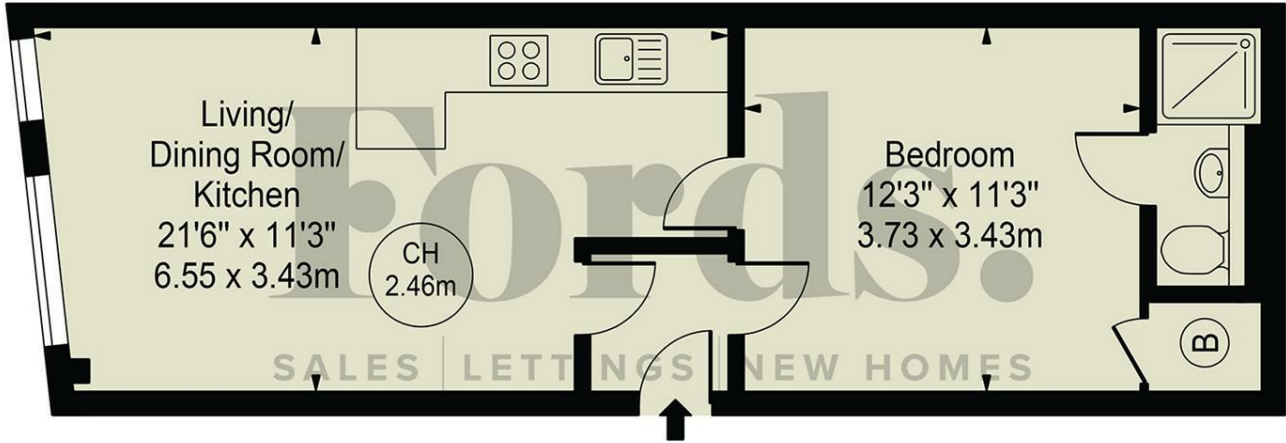
Ideally positioned for convenience and connectivity, this property is just 0.3 miles from Bucks New University Campus and High Wycombe Hospital, making it perfect for students, professionals, or healthcare workers. High Wycombe Train Station is only 0.4 miles away, offering excellent transport links for commuters. The property is also a stone's throw from a range of local amenities, including the Eden Shopping Centre, supermarkets, cafés, and restaurants, ensuring everything you need is right on your doorstep.

- **Spacious Double Bedroom**
- **Ensuite Shower Room**
- **Available Immediately**
- **Close to Town Centre**
- **Quiet Residential Street**
- **Open Plan Kitchen/Reception Room**
- **Newly Installed Kitchen with Breakfast Bar**
- **Modern Family Bathroom**

**£1,250 Per month**

# Victoria House

Approx. Gross Internal Area 420 Sq Ft - 39.02 Sq M



## Second Floor

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) 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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