

# Fords.

SALES | LETTINGS | NEW HOMES



## Pavilion Court, Flat 13 185-197 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 £90 per month).

- Recently Constructed
- Two Large Double Bedrooms
- Principal Bedroom with Ensuite
- Far Reaching Views
- Balcony
- Communal Grounds
- Top Floor
- Close to Mainline Station
- Secure Residents Parking\*
- Available Immediately!

**£1,605 Per month**



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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