

Fords.

SALES | LETTINGS | NEW HOMES



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

A modern and generously sized two-bedroom apartment ideally situated in the centre of High Wycombe. This attractive property offers open-plan living, featuring a contemporary fitted kitchen with integrated appliances, two well-proportioned double bedrooms, and a contemporary family bathroom.

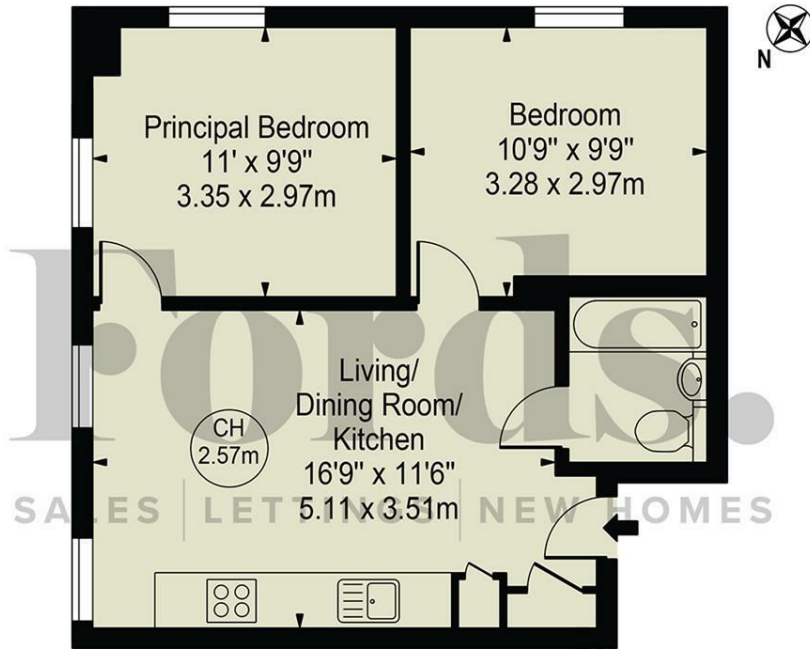
Ideally positioned for convenience and connectivity, this property is just 0.3 miles from Bucks New University Campus and High Wycombe Hospital, making it perfect for students, professionals, or healthcare workers. High Wycombe Train Station is only 0.4 miles away, offering excellent transport links 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.

- **Newly Refurbished Apartment**
- **Two Double Bedrooms**
- **Modern Fully Fitted Kitchen**
- **Modern Bathroom**
- **Optional Furnishings**
- **Open Plan Kitchen/Living**
- **Available Immediately**

£1,450 Per month

Victoria House

Approx. Gross Internal Area 458 Sq Ft - 42.55 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	69	69

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



18 Crendon Street, High Wycombe, HP13 6LS

Tel: 01494 840 600 Email: sales@fordandpartners.com www.fordandpartners.com