

# Fords.

SALES | LETTINGS | NEW HOMES



## 46 Windsor Drive, High Wycombe, HP13 6BJ

A well-presented and modern two-bedroom apartment, ideally situated within easy walking distance of the town centre and mainline railway station.

The accommodation comprises a spacious living room enjoying far-reaching views, a recently refurbished fitted kitchen, a contemporary bathroom, and two well-proportioned bedrooms. The property also benefits from a modern, energy-efficient heating system, helping to provide comfort and improved running costs throughout the year.

Further benefits include an allocated undercover parking space and a private storage cupboard. This fantastic apartment offers convenient, low-maintenance living in a highly desirable location.

- **Two-Bedroom Ground-Floor Apartment**
- **Ideally Situated Near Town Centre & Train Station**
- **Recently Renovated Kitchen**
- **Contemporary Bathroom**
- **Allocated Parking & Storage Cupboard**
- **Available Immediately!**

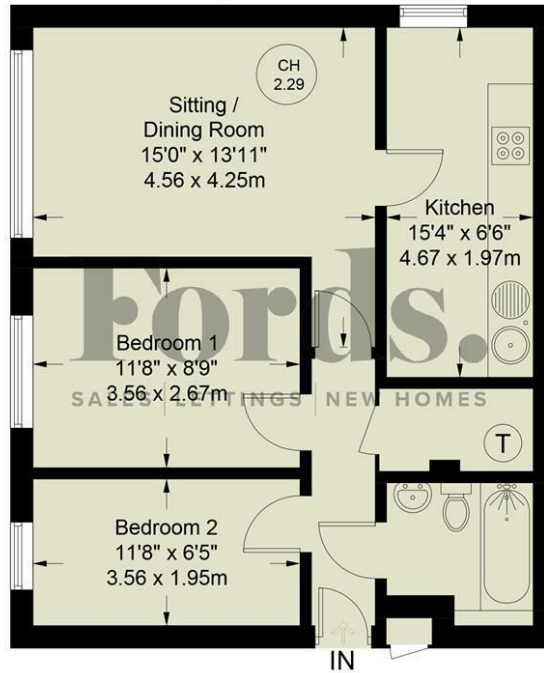
**£1,300 Per month**

## Windsor Drive, HP13 6BJ

Approximate Gross Internal Area = 566 sq ft / 52.6 sq m  
External Cupboard = 2 sq ft / 0.2 sq m  
Total = 568 sq ft / 52.8 sq m



CH  
2.29 = Ceiling Height



### Raised Ground Floor

Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| 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>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

