

# Fords.

SALES | LETTINGS | NEW HOMES



## Flat 1 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**

**£1,400 Per month**

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		
	69	69
<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>		
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