



**FORD & PARTNERS**  
— ESTATE AGENTS —



## Wye Gardens, 63 Fryers Lane, High Wycombe, Buckinghamshire, HP12 3DU

Two bedroom ground floor apartment available to rent in Wye Gardens. The property is situated in front of private gated complex that sits behind the river Wye and looks onto a large open playing field. The apartment itself consists of two bedrooms, two bathrooms, a large open plan reception room/kitchen, small balcony and allocated parking. It features Gas Central Heating and Double Glazing.

**£1,000 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		
<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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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