



FORD & PARTNERS

ESTATE AGENTS



Benjamin House, Malmers Well Road, High Wycombe, HP13 6PE

We are pleased to present this fantastic two bedroom apartment to rent on Malmers Well Road, High Wycombe. The property is situated within a well maintained purpose built complex. The complex benefits from a parking area behind a barrier, communal grounds and is situated within 0.4 miles of High Wycombe Train Station.

The apartment itself includes a garage and allocated parking space. Internally there are two double bedrooms, reception/dining room, kitchen, modern bathroom, hallway and internal storage. It features gas central heating & double glazing.

- **Two Double Bedrooms**
- **0.4 Miles To Station**
- **Parking**
- **Gas Central Heating**
- **Double Glazing**
- **Internal Storage**
- **Modern Bathroom**
- **Large Reception Room**
- **Garage**
- **Available 15th September 2023**

£1,250 pcm



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 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			
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