



FORD & PARTNERS

ESTATE AGENTS



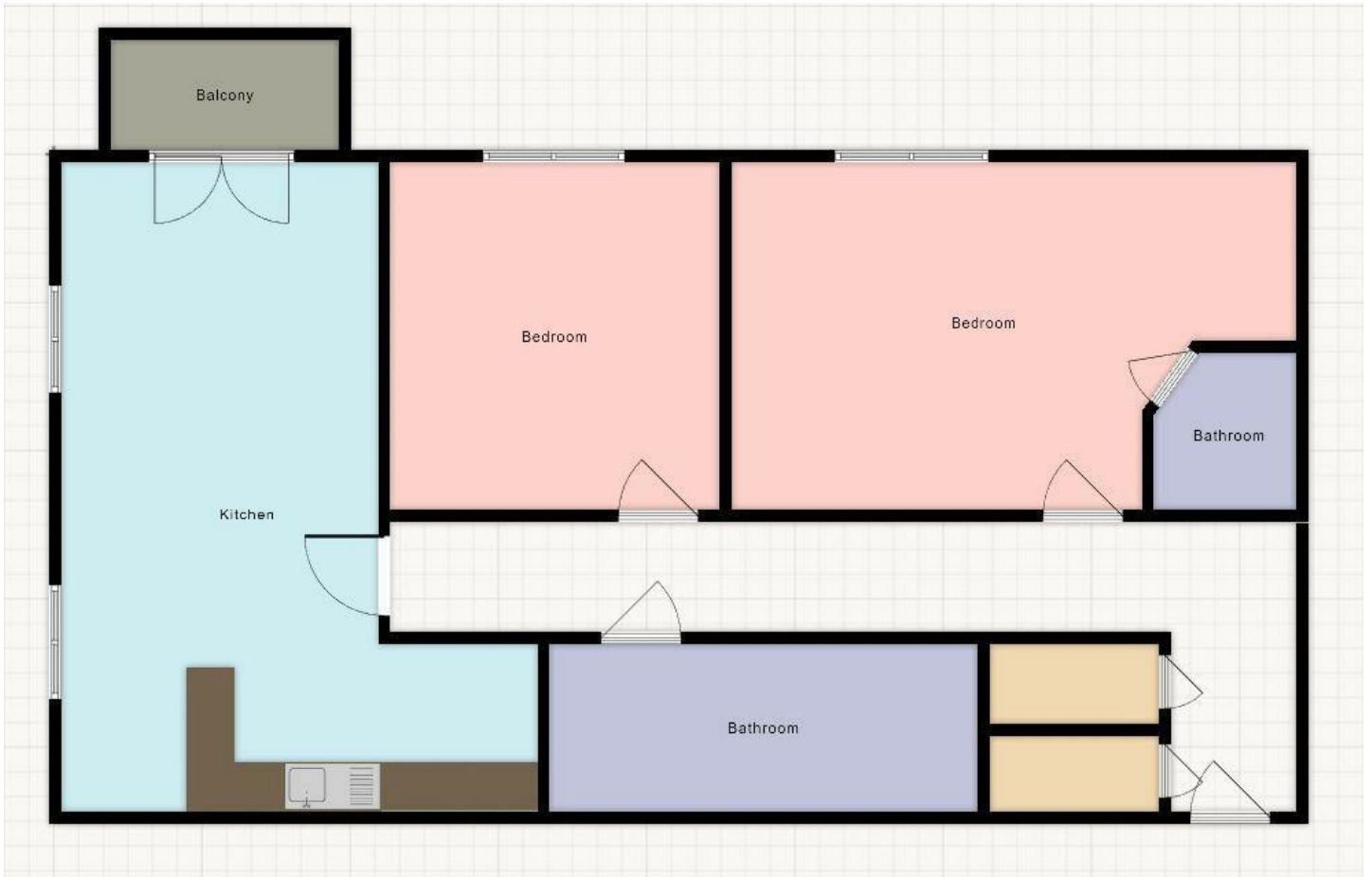
Bowley House, Flat 8 Coopers Rise, High Wycombe, Buckinghamshire, HP13 7AQ

A two bedroom, two bathroom second floor apartment situated in a modern development. The property features allocated parking, an open plan kitchen/diner/sitting room, two good sized bedrooms, a balcony and ensuite off the master.

Originally constructed in 2006 this Coopers Rise development is a small development of apartments and town houses. The development is situated on the east-side on High Wycombe's town centre just off the London Road, close to local amenities.

- **Great Investment Opportunity**
- **In Need of Modernisation**
- **Expected Rental - £1100 PCM**
- **No Onward Chain**
- **Allocated Parking**
- **Built in 2006**
- **Vacant Possession**
- **APPROX 130 Years Remaining on Lease**
- **Two Bathrooms**
- **Open Plan**

£210,000



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		
England & Wales	EU Directive 2002/91/EC	

