



**TO LET**

**Copperfields, High Wycombe**  
**£1,295 pcm + security deposit**

## Superb executive style two bed / two bath ground floor apartment

- Superb ground floor flat
- 2 double bedrooms
- Spacious reception room
- 2 Bathrooms
- Double glazing
- Near P. Risb. & High Wycombe
- Unfurnished
- Private patio/balcony
- Parking
- Good access J4 of M40



£1,295 pcm +  
security deposit

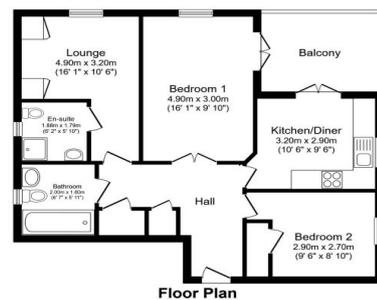
Copperfields,  
High Wycombe,  
Bucks  
HP12 4AN

This superb executive style ground floor apartment comes to the market on an unfurnished basis and is available immediately. With easy access to both High Wycombe and Princes Risborough and near to junction 4 of the M40, accommodation comprises entrance hall with two storage cupboards, large living room with wood flooring and doors to own private patio/balcony, modern kitchen with built in appliances, space for a small table and chairs and access to own private patio/balcony, master bedroom with built in cupboards and ensuite shower room, second double bedroom with built in cupboard, newly tiled family bathroom with bath and shower over. Double glazing. Gas central heating. Parking space allocated for one car plus some visitor parking. Would suit professional person or couple. Not suitable for families of four and above. No pets. Strictly non-smoking accommodation. Managed by the agent, an ARLA Propertymark member agent with full client money protection. Energy efficiency rating grade C. Council tax band C.

#### >> Key Features

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**Floor Plan**

Total floor area 65.2 sq.m. (702 sq.ft.) approx  
This plan is for illustrative purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



## Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.