



TO LET

Copyground Court, High Wycombe
£875 pcm + security deposit

**Attractive purpose built one bedroom flat.
Available immediately.**

- **Modern flat**
- **Bedroom area on mezzanine floor**
- **Electric heating**
- **Bathroom with bath & shower over**
- **Good size outside storage cupboard**
- **Council Tax Band B**
- **Part furnished - bed supplied**
- **Some storage space**
- **Covered parking space**
- **Pleasant development**



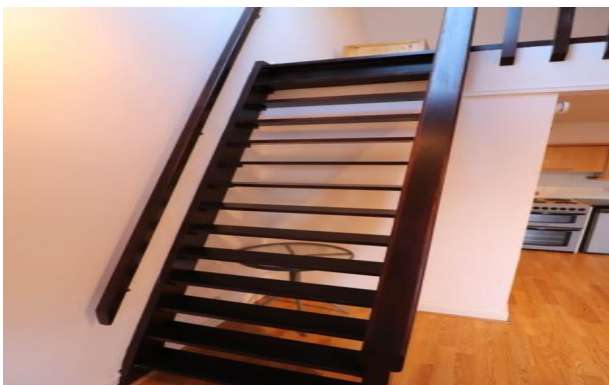
**£875 pcm +
security deposit**

Copyground Court,
Copyground Lane,
High Wycombe
HP12 3HG

This modern one bedroom flat comes to the market on a part furnished basis and is available immediately. Situated on the west side of High Wycombe with easy access to Junction 4 of the M40 and High Wycombe town centre, accommodation comprises living room with stairs/ladder to dedicated bedroom area on mezzanine floor, kitchen with appliances (fridge, cooker and washing machine), family bathroom with bath and shower over, small storage area, large airing cupboard. Electric heating. One covered parking space with own good size lockable storage cupboard. Outside tap. Pleasant grounds. This property comes with a bed and mattress. Energy efficiency rating to follow. Council tax band B. Available immediately on a part furnished basis. Advertised by an established ARLA Propertymark registered agent with full client money protection. NB - the bedroom area in this property is accessed by a fairly steep ladder style staircase and so this flat may not be suitable for anyone with mobility issues. No pets. No Children. Would suit single occupant.

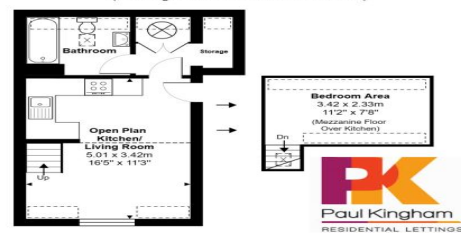
>> Key Features

- Modern flat
- Bedroom area on mezzanine floor
- Electric heating
- Bathroom with bath & shower over
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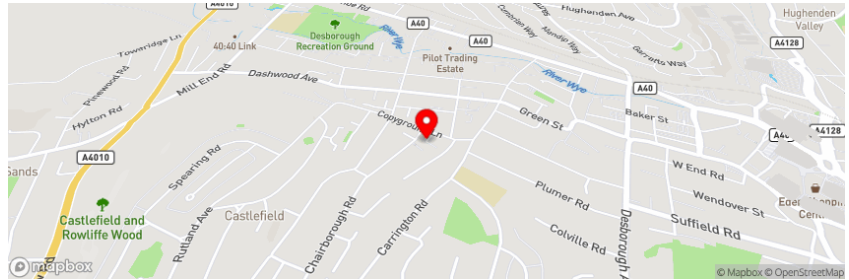


21 Copyground Court, High Wycombe, HP12 3HG
Approx. Total Area: 35.0 m² ... 377 ft²
(including Bedroom Area/Mezzanine Floor)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions



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.