

A photograph of a three-story brick building with a red-tiled roof and dormer windows. The building is surrounded by greenery, including a large tree on the left and a smaller tree on the right. A brick wall runs along the front of the property. The sky is clear and blue.

Copyground Court, Copyground Lane, High Wycombe, Buckinghamshire, HP12 3HG



*We are delighted to offer for sale this two-bedroom ground floor apartment located in a popular courtyard development on the West side of High Wycombe.*

Secure Communal Entrance | Front Door | Good Size Lounge/Dining Room | Generous Fitted Kitchen | Two Bedrooms With Built In Wardrobes To Master | Modern White Bathroom Suite | Electric Heating | Double Glazed Windows And Doors | French Doors to Private patio Area | Delightful Well Maintained Communal Gardens | In Need Of Some Updating And Improvement | Allocated Parking | Gated Development | No Upper Chain | We Hold Keys | Extended Lease |

We are delighted to offer for sale this two-bedroom, ground floor apartment located in a popular courtyard development on the West Side of High Wycombe. The property is heated by electric heating and has double glazed windows, two bedrooms with built-in wardrobes to the master, a good size fitted kitchen, modern white bathroom, and a spacious lounge/dining room with french doors opening out onto a private patio area. In need of some general updating the lease has been extended and the property is being sold with no upper chain. Set in delightful well-maintained gardens, the parking is allocated and accessed via a secure gated entrance. We hold keys for early viewings.

**Price... £205,000**

**Leasehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	64	70
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





## LOCATION

Situated under 1 mile from the town centre with a variety of small local shops very close by which cater for day-to-day needs. The main town centre of High Wycombe, which is within walking distance, has a wide assortment of shopping, hospitality and leisure facilities as well as transport links via bus and train with a mainline rail link to London and Birmingham.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and after the first set of major traffic lights take the third turning on the left into Desborough Park Road. Continue through the traffic lights and take the second left into Copyground Lane and Copyground Court can be found on the right-hand side.

## ADDITIONAL INFORMATION

Leasehold; 160 Years remaining; Service Charge; £1500.00 Per annum. We are advised that there is a Peppercorn Ground Rent.

## COUNCIL TAX

Band C

## EPC RATING

D

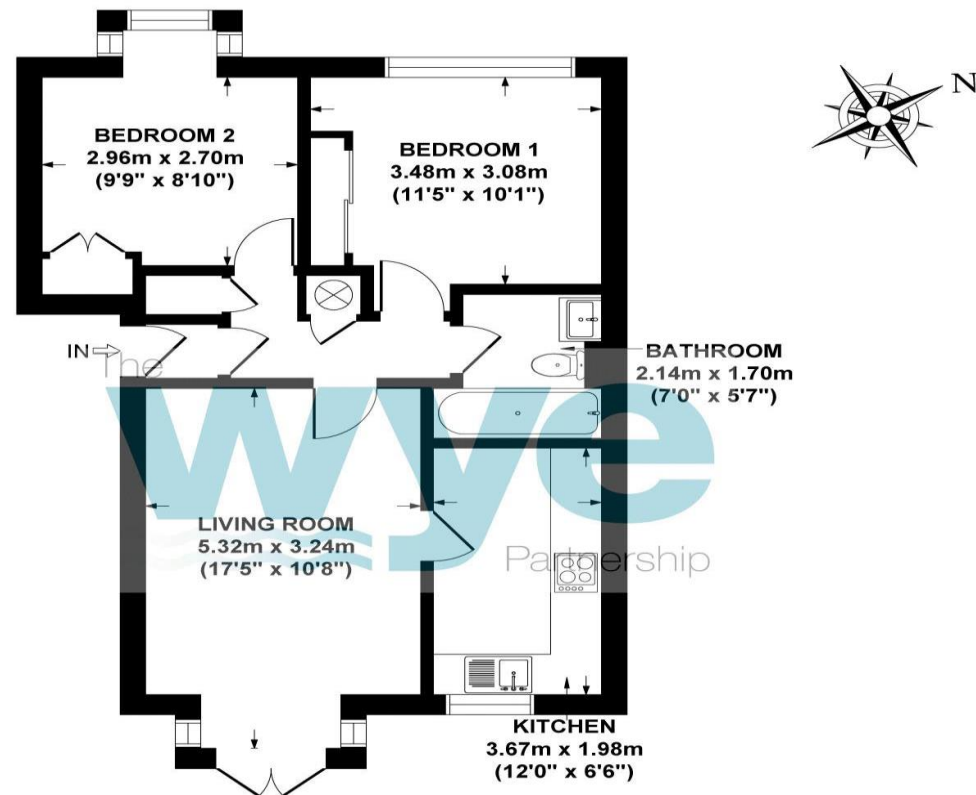
## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*







GROSS INTERNAL  
FLOOR AREA 55 SQ M / 596 SQ FT

**COPYGROUND COURT, HIGH WYCOMBE, HP12 3HG**  
**APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 596 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership