



Connells

Lampson Court Copthorne Common Road
Copthorne



Property Description

Two-Bedroom Flat in Popular Copthorne Development - No Onward Chain

Situated in the sought-after Lampson Court Development, this two-bedroom flat offers a fantastic opportunity for buyers seeking a home in a desirable location.

Accessed via a lift, the flat features a spacious master bedroom with a built-in wardrobe and ensuite shower room, a second bedroom, and a kitchen equipped with integrated appliances, including a Bosch hob, dishwasher, Bush electric oven, Hotpoint washer/dryer, and an under-counter fridge and separate freezer. Additional storage is available in the hallway, with one cupboard housing the Potterton boiler.

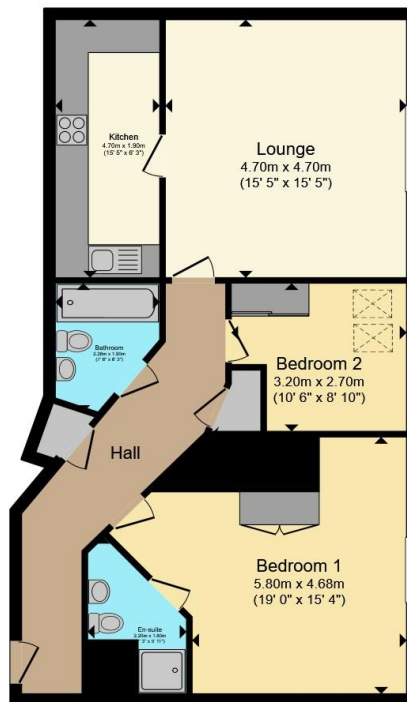
The property includes an allocated parking space, with additional visitor parking available. Residents can enjoy communal gardens, a children's play area, and the convenience of nearby bus routes, scenic countryside walks, and a golf course on the village outskirts.

Offered with no onward chain, this property is ideal for first-time buyers, downsizers, or investors.









floor plan

Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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directions to this property:

Travelling from the agent's office in Copthorne Bank turn left at the prince Albert pub onto Brookhill road turn left at the A264 roundabout onto Copthorne Common road, continue along the A264 for 1/2 a mile, turn first left into Newtown, then first right into Lampson Court, the property can be found on the left hand side through the second arch and then turn right to the first communal entrance.

EPC Rating: C	Council Tax Band: D	Service Charge: 1622.28	Ground Rent: 200.00	Tenure: Leasehold
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view this property online connells.co.uk/Property/COP404103

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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