



**Flat 3, Copyground Court Copyground Lane, High Wycombe, HP12 3HG**

**£220,000**

## Flat 3

Copyground Court Copyground Lane, High Wycombe

- Recently Redecorated First Floor Flat
- Living/Dining Room, Modern Kitchen
- Resident Parking, Attractive Communal Grounds
- Extended Lease 151 Years Remaining
- Two Good Size Bedrooms, Bathroom, Double Glazing

Council Tax band: C

Tenure: Leasehold; 151 Years remaining: Service Charge; £1500.00 Per annum

EPC Energy Efficiency Rating: C



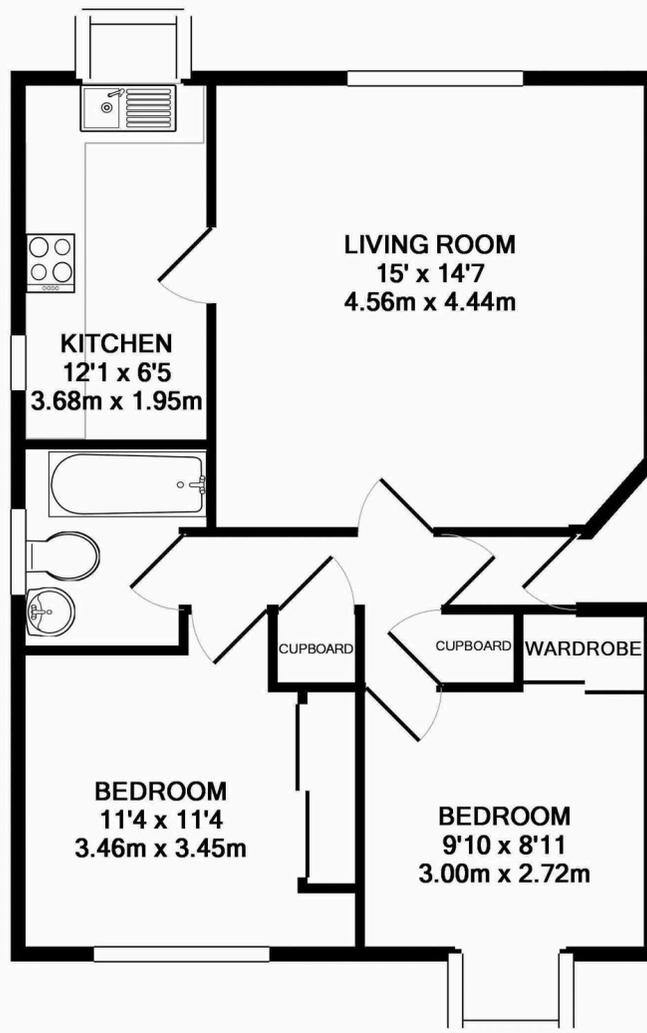
## Flat 3

Copyground Court Copyground Lane, High Wycombe

Copyground Court is an imaginative gated 'mews' type development about 1.2 miles West of High Wycombe centre. The town provides extensive amenities including 25 minute London Marylebone trains and frequent Heathrow buses. Buses to town and local shops are within a few minutes walk, as is Desborough park-recreation ground. Junction 4 of the M40 is approximately 5 to 10 minutes drive and the new Handycross Hub is a similar distance, providing improved local and national bus and coach services

Forming part of this attractive, gated, courtyard development is this well presented first floor flat. Benefiting from a security entry system, a communal hallway providing access to the first floor and flat 3. The property has a large living/dining room, modern kitchen, two good size bedrooms and bathroom. The property has new double glazing fitted by the current owners, hardwood flooring to the living room and electric heating. To the outside there are resident parking bays and beautifully kept communal grounds.





Measurements are approximate. Not to scale. Illustrative purposes only  
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## The Wye Partnership High Wycombe

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