



**Connells**

Copyground Court Copyground Lane  
High Wycombe



### Property Description

This beautifully presented two-bedroom ground floor flat offers contemporary, well-maintained living throughout and benefits from a long 152-year remaining lease.

The property has been significantly upgraded, including a full electrical re-wire in 2021 with additional power outlets, a modern replacement heating system with efficient electric radiators, and an upgraded 150L unvented cylinder system. Further enhancements include full replacement of the kitchen and living room flooring and soundproofing to the living room ceiling.

The accommodation comprises a spacious reception room featuring an attractive bay window that floods the space with natural light, along with a well-appointed kitchen fitted with a range of wall and base units and space for all essential appliances. Both bedrooms are well proportioned and benefit from fitted wardrobes, offering excellent built-in storage. The modern bathroom has also been stylishly updated, offering a shower over the bath, WC, wash basin, underfloor heating, a new electric towel radiator, and a mirrored cabinet with built-in lighting.

Additional advantages include double-glazed windows throughout, access to well-kept communal grounds, an allocated parking space, low service charges and no ground rent, and the reassurance of an all-electric setup with no gas supply.

### Location

The surrounding area provides a wide range of amenities—including shops, cafés, parks, and everyday essentials—while excellent transport links offer convenient access to nearby towns and city centres, making this an ideal home for those seeking comfort, convenience, and modern living.

### Entrance Hall

### Reception Room

17' 8" max x 11' 5" max (5.38m max x 3.48m max)

### Kitchen

12' 1" max x 6' 5" max (3.68m max x 1.96m max)

### Bedroom One

11' 5" max x 11' 3" max (3.48m max x 3.43m max)

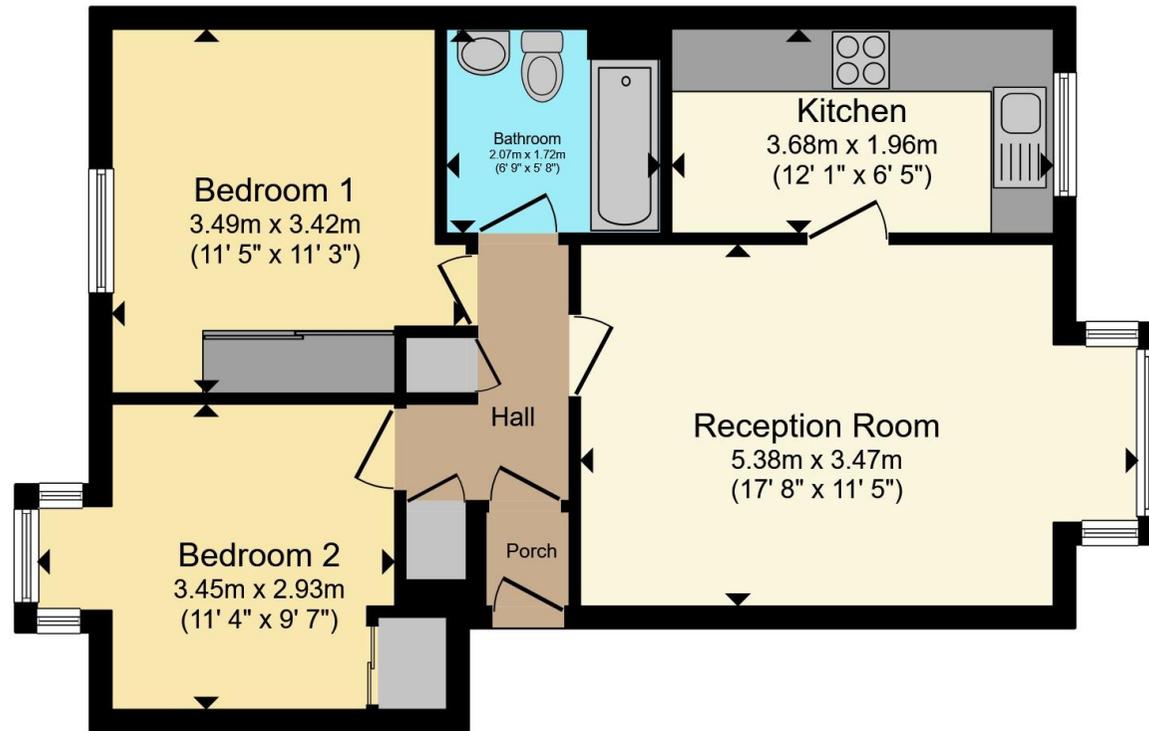
### Bedroom Two

11' 4" max x 9' 7" max (3.45m max x 2.92m max)

### Bathroom

6' 9" max x 5' 8" max (2.06m max x 1.73m max)





Total floor area 55.5 m<sup>2</sup> (597 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](http://www.propertybox.io)



To view this property please contact Connells on

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1-3 Queen Victoria Road  
HIGH WYCOMBE HP11 1BA

EPC Rating: C Council Tax  
Band: C

Service Charge:  
1500.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313506](http://connells.co.uk/Property/WYC313506)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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