

Connells

Copyground Court Copyground Lane
High Wycombe

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High Wycombe HP12 3HG

for sale offers in excess of
£220,000







Property Description

This beautifully presented two-bedroom ground floor apartment offers stylish, contemporary living and benefits from an exceptional 152-year lease, making it an ideal purchase for owner-occupiers and investors alike.

The property has been extensively improved by the current owner and is presented in excellent condition throughout. Upgrades include a complete electrical rewire completed in 2021 with additional power points, a modern energy-efficient electric heating system, and a high-performance 150L unvented hot water cylinder. Further enhancements include new flooring to the kitchen and living room, together with upgraded soundproofing to the living room ceiling, creating a comfortable and inviting living environment.

The accommodation comprises a bright and spacious reception room featuring an attractive bay window that fills the room with natural light. The well-equipped kitchen offers a range of contemporary wall and base units with ample space for appliances and everyday dining.

Both bedrooms are generously proportioned and benefit from fitted wardrobes, providing excellent built-in storage. The stylish bathroom has been thoughtfully updated and features a bath with shower over, WC, and wash hand basin, complemented by underfloor heating, a heated towel rail, and a mirrored cabinet with integrated lighting.

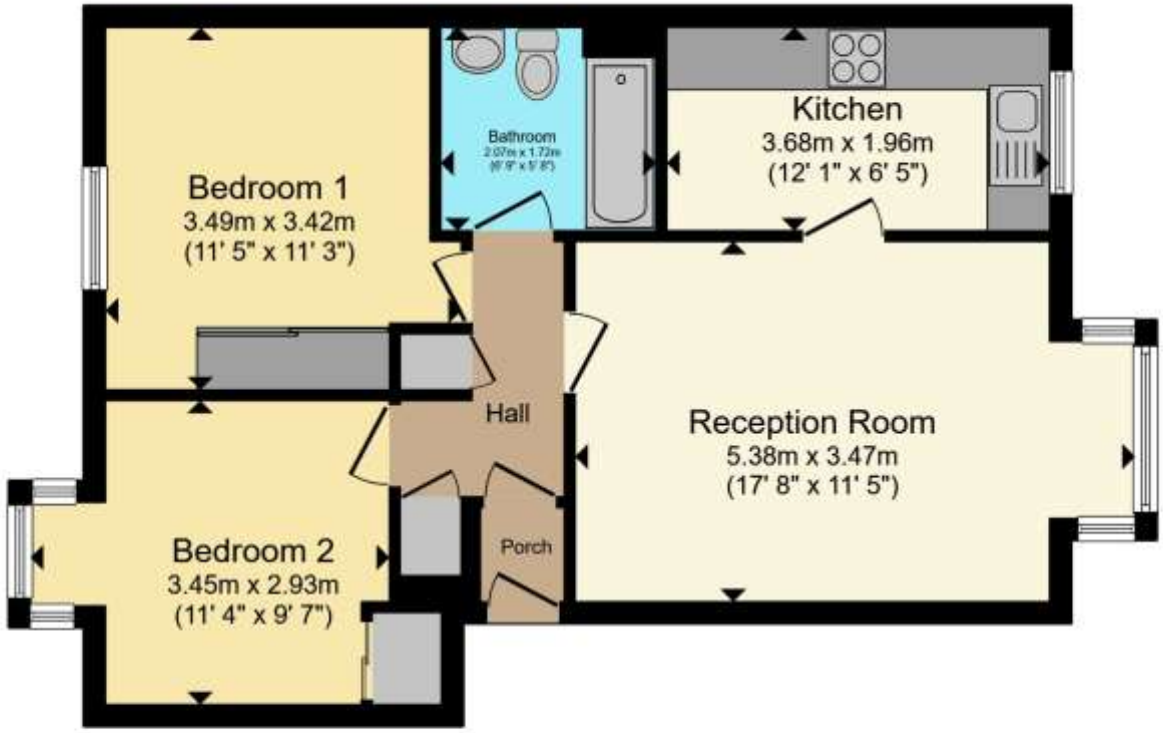
Combining character, modern convenience, and a long lease, this superb apartment represents a fantastic opportunity in a highly desirable setting.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 55.5 m² (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





To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

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

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.