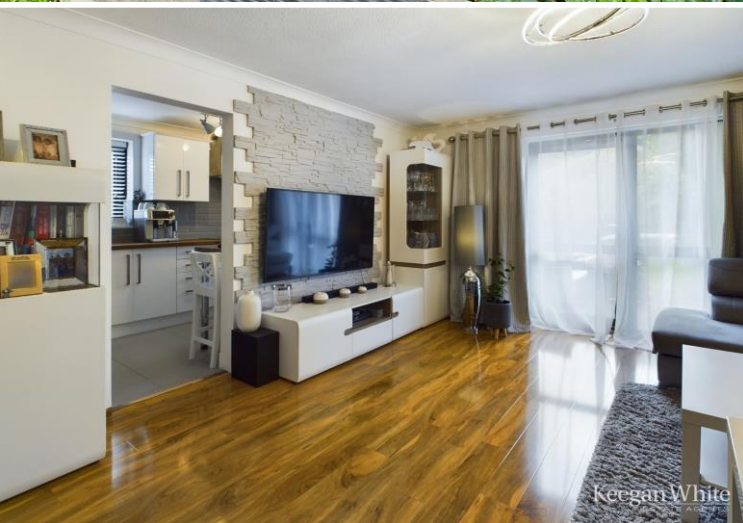




Keegan White
ESTATE AGENTS

1 Copyground Court | £265,000



Features

- Two Bedroom Apartment
- Expertly Upgraded
- Modern Fitted Kitchen
- Contemporary Shower Room
- Lease With 155 Years Remaining
- Service Charge Only £96pcm

Not many second hand properties come to the market in such excellent condition. The current owner has invested significantly into this apartment, not only with the fixtures and fittings but also by extending the Lease which now has 155 years remaining. Taking everything into consideration, this ground floor apartment, that also has a small garden terrace, would be ideal for first time buyers, down-sizers, and buy-to-let investors. Call Keegan White today to arrange your viewing. A communal front door with security door entry-phone opens into the entrance lobby. The apartment's front doors open into the hallway that has a convenient storage cupboard and an airing cupboard. There are two double bedrooms with windows to front aspect. The

family bathroom has window to side aspect, and has been re-modelled to provide a walk in shower, WC, handbasin with vanity drawers below, and a heated towel rail. The living room is well proportioned, providing sufficient space for a sofa suite and a six seater dining table, and has patio doors that lead out onto a small terrace garden. Adjacent to this is the contemporary kitchen that has windows to side and rear aspect, plenty of storage above and below the wooden worktop, oven, hob, extractor fan, and the sink with mixer tap and the drainer. There is allocated parking for one car and communal gardens.



Copyground Court is an appealing development that, unlike some developments, does feel like it is over-crowded. Copyground Lane lies to the west side of High Wycombe and is within walking distance of the Desborough Road shopping area. For road commuters, it is conveniently located for Junction 4 access of the M40, that leads to Oxford to the west, and to the M25, Heathrow Airport, and London to the east. High Wycombe is a market town and at its centre there is a wide range of retail, leisure, fitness and hospitality venues, with the Eden Shopping Centre at its heart, along with the Swan Theatre and

the mainline railway station that connects to London Marylebone in under 30 minutes on the Chiltern Railways fast trains.

Additional information to be verified by solicitor:

Lease length remaining: 155 years.

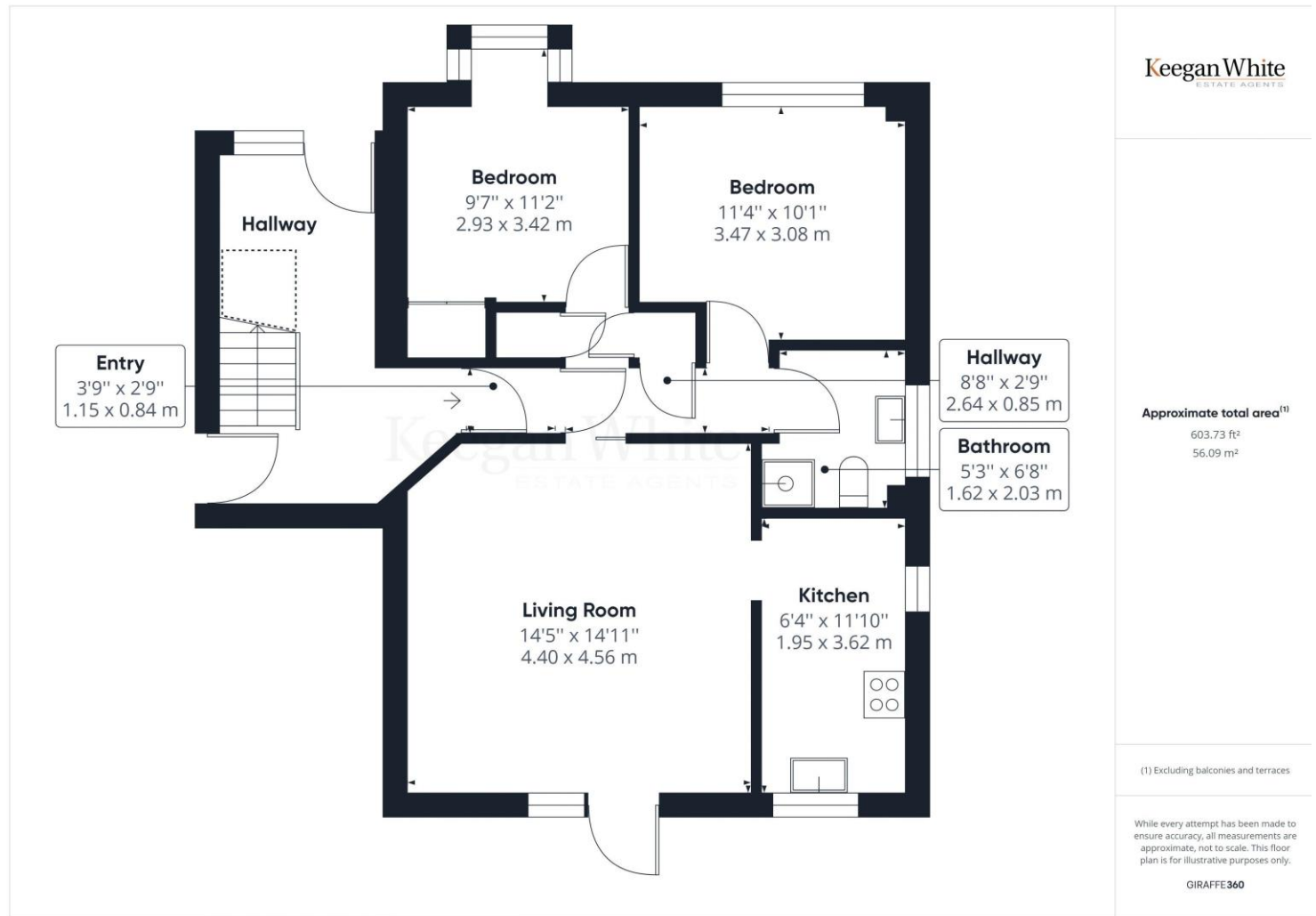
No Ground Rent: £0 (because it has been recently extended).

Service Charge: £96 per calendar month.

Energy performance rating: D (58).

Council Tax band: B.





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