



TO LET

Dolphin Court, High Wycombe
£875 pcm + security deposit

Superb studio flat with use of gym and swimming pool

- Recently refurbished
- Studio Flat
- 1 bed/living room
- Shower room
- Washing Machine
- Council Tax Band C
- Unfurnished
- Opposite parkland
- Parking
- Swimming pool



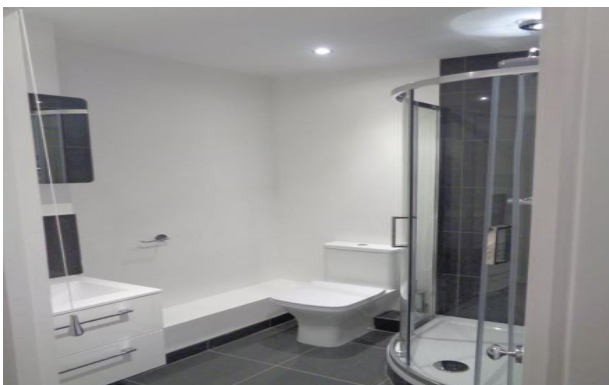
**£875 pcm +
security deposit**

Dolphin Court,
Kingsmead Road,
High Wycombe, Bu
HP11 1XF

This second floor studio apartment in the exclusive Dolphin Court development has been recently refurbished throughout and finished to a high standard. Situated opposite open park land, accommodation comprises entrance hall with wood laminate flooring, large studio/bedroom with wood laminate flooring, newly fitted kitchen with high gloss finish units, fully tiled shower room with oversized shower cubicle and power shower, full use of a well equipped gym and swimming pool. Bike store. One allocated parking space plus some visitor parking. Delightful superbly maintained communal grounds with pagoda and well stocked fish pond. AVAILABLE MID JULY 2023 ON AN UNFURNISHED BASIS. MANAGED BY AN ARLA/PROPERTY MARK AGENT WITH FULL CLIENT MONEY PROTECTION. ENERGY EFFICIENCY RATING GRADE C. COUNCIL TAX BAND C. NO CHILDREN. NO PETS.

>> Key Features

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	71	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.