



TO LET

Dolphin Court, High Wycombe
£1,295 pcm + security deposit

Spacious 2 bedroom first floor apartment in the exclusive Dolphin Court development

- First floor apartment
- 2 Bedrooms
- 1 Reception
- Bathroom with shower
- Adjacent to playing fields
- Exclusive Dolphin Court development
- Unfurnished
- Gym and pool
- Parking
- No pets



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Dolphin Court,
Kingsmead Road,
High Wycombe
HP11 1XF

>> Key Features

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- 2 Bedrooms
- 1 Reception
- Bathroom with shower
- Exclusive Dolphin Court develop
- Unfurnished
- Gym and pool
- Parking
- Adjacent to playing fields
- No pets

NO VIEWINGS AVAILABLE UNTIL MID JULY 2024.

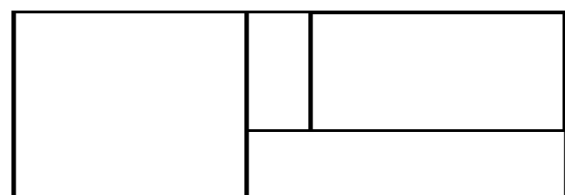
This spacious first floor 2 bedroom apartment in the exclusive Dolphin Court development comes to the market on an unfurnished basis, available mid to late July 2024. Situated opposite open park land, accommodation comprises entrance hallway with entry phone system, large living room with wood laminate flooring, modern well equipped kitchen, two bedrooms (one large double with built in wardrobes and one smaller double bedroom), fully tiled bathroom with bath and shower over, full use of a well equipped gym and swimming pool. Electric heating. Bike store. One allocated parking space plus some visitor parking. Delightful superbly maintained communal grounds with pagoda and well stocked fish pond. AVAILABLE MID TO LATE JULY 2024 ON AN UNFURNISHED BASIS. MANAGED BY AN ARLA/PROPERTY MARK AGENT WITH FULL CLIENT MONEY PROTECTION. ENERGY EFFICIENCY RATING GRADE TO FOLLOW, COUNCIL TAX BAND C (Buckinghamshire County Council). SORRY NO PETS. NON-SMOKING ACCOMMODATION.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to

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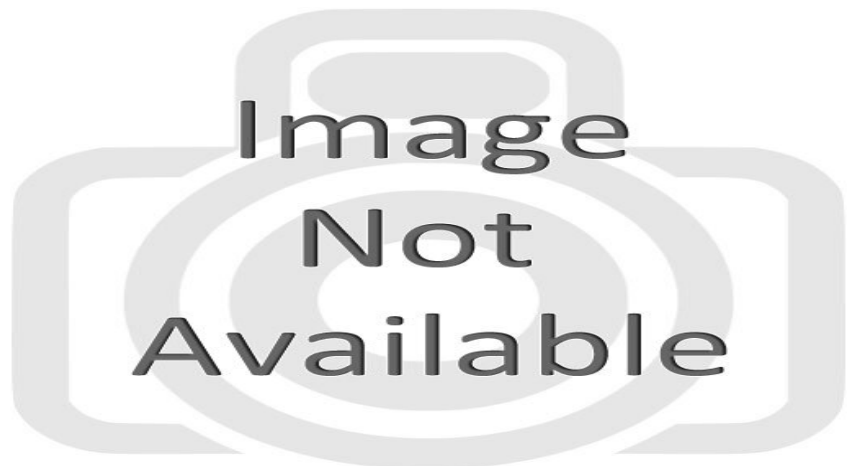
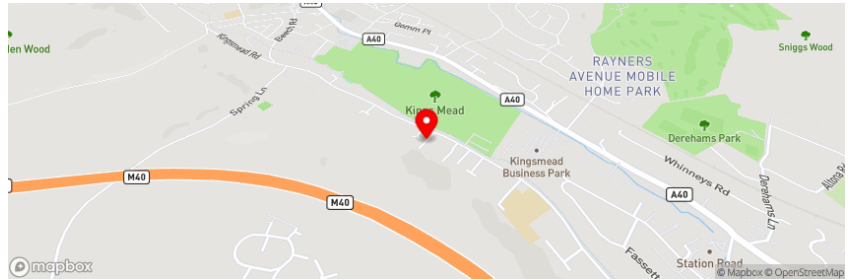
the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





**Waiting for
Floorplan**

Directions



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.