



Estate Agents
Hurst

64 Dolphin Court Kingsmead Road, Loudwater, Bucks, HP11 1XF
Offers In Excess Of £170,000

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A superbly situated, top floor, one bed apartment, located in the highly desired Dolphin Court development. Being close to junction 3 of the M40, this apartment makes the perfect first time purchase or investment. The development provides beautifully maintained communal gardens, as well as a private residents gym and indoor swimming pool. The accommodation comprises; entrance hall, large lounge/diner, fitted kitchen, modern fitted bathroom and double bedroom. The property further benefits from allocated parking for one vehicle and communal visitors spaces. This really is a stunning development overlooking parkland and has excellent accessibility via bus to High Wycombe and surrounding areas. This property is offered to the market with no above chain.

LEASEHOLD INFORMATION:

- Lease length: 125 year lease from January 1989 (91 years remaining).
- Service charge: £2,262.60 per annum.
- Ground rent: £100 per annum, reviewed every 25 years.

DOUBLE BEDROOM
LARGE LOUNGE/DINER
SWIMMING POOL
ALLOCATED PARKING
KITCHEN
NO ONWARD CHAIN
LANDSCAPED GARDENS
POPULAR DEVELOPMENT







Kingsmead Road

Approximate Gross Internal Area = 452 sq ft / 42.0 sq m



Floor Plan produced for Hursts by Media Arcade ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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