

**Rye
View**
HOMES





Dolphin Court

High Wycombe, Buckinghamshire
HP11 1XE

Leasehold
Guide Price £225,000

- First Floor One Bedroom Executive Apartment
- Allocated Residents and Visitor Parking, plus Bike Storage
- Covered Balcony with Superb Garden View
- Highly Sought After Premium Development in Loudwater
- Double Glazed Throughout

- Custom-Made Hidden Storage Area
- Stunning Communal Gardens with Pergola Seating and Koi Carp Pond
- Residents Exclusive Indoor Swimming Pool & Gymnasium
- Ideal First Time Purchase
- Ideal Buy to Let Investment

RyeView Homes are pleased to market this well-presented first floor one-bedroom executive apartment, situated in a highly sought after premium development in Loudwater.

The property comprises in brief; communal entrance, entrance hall, open-plan living/ dining room, fitted kitchen, double bedroom with fitted wardrobes and bathroom. Further benefits include covered balcony, stunning communal gardens and allocated residents and visitors parking.

Situated within the picturesque Buckinghamshire Home Counties, this luxury apartment complex in Loudwater benefits excellent road and rail access to nearby beauty spots including Marlow and Beaconsfield, and central London via motorway or train.

Combined with stunning Japanese-style communal water gardens featuring Pergola seating and a Koi Carp pond, plus an indoor swimming pool and a gymnasium, the unique Dolphin Court luxury development is highly sought after by young professionals and couples alike.

Due to its location within the complex, this particular apartment provides arguably one of the finest views of the stunning central gardens from its lounge and covered balcony.

Well maintained, the property is ready to move into without any work required.

The accommodation in further detail comprises: (all measurements being approximate only)

Entrance Hall

Security entry phone system, doors through to living room, kitchen, bedroom and bathroom, carpeted flooring, heater, custom-made hidden storage area.

Reception Room

17' 6" (5.33m) x 12' (3.66m) (L-shaped maximum measurements):
Open-plan living/ dining room with double-glazed windows to front aspect, heater, carpeted flooring, double-glazed door to balcony

Kitchen

7' 10" (2.39m) x 6' 10" (2.08m):
Fitted kitchen with double-glazed window to rear aspect, integrated electric oven and induction hob, sink with waste disposal, extractor fan, fridge, freezer, washing machine, tile-patterned flooring.

Bedroom

10' 8" (3.25m) x 10' 2" (3.10m):
Double bedroom with double-glazed window to rear aspect, fitted wardrobes, heater, carpeted flooring.

Bathroom

6' 5" (1.96m) x 3' 11" (1.19m):
Shower room fitted with shower cubicle, wash hand basin, WC, heated towel rail, vinyl flooring.

Outside

Beautiful communal gardens with pergola seating and koi carp pond.

Parking

Allocated residents and visitors parking.

Tenure

Advised by vendor - Leasehold

Lease

Advised by vendor - 91 years

Service Charge

Advised by vendor - £2260.00 per annum, which includes full use of the gym and pool

Ground Rent

Advised by vendor - £100 per annum

Council Tax Band

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Viewing

Strictly by appointment only



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NOTE: These particulars are intended only as guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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