

LEASEHOLD



**FLAT 29, DOLPHIN COURT KINGSMEAD ROAD, HIGH
WYCOMBE BUCKINGHAMSHIRE HP11 1XF**

**Rye
View**
HOMES

FLAT 29, DOLPHIN COURT KINGSMEAD ROAD, HIGH
WYCOMBE. BUCKINGHAMSHIRE. HP11 1XE



Guide Price

£199,950

FEATURES

- First Floor One Bedroom Executive Apartment
- Covered Balcony with Superb Garden View
- Double Glazed Throughout
- Stunning Communal Gardens with Pergola Seating and Koi Carp Pond
- Ideal First Time Purchase
- Allocated Residents and Visitor Parking, plus Bike Storage
- Highly Sought After Premium Development in Loudwater
- Custom-Made Hidden Storage Area
- Residents Exclusive Indoor Swimming Pool & Gymnasium
- 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

17'5" x 12'0"
Open-plan living/ dining room with double-glazed windows to front aspect, heater, carpeted flooring, double-glazed door to balcony

Kitchen

7'10" x 6'9"
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

10'7" x 10'2"
Double bedroom with double-glazed window to rear aspect, fitted wardrobes, heater, carpeted flooring.

Bathroom

6'5" x 3'10"
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

C

Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers 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 applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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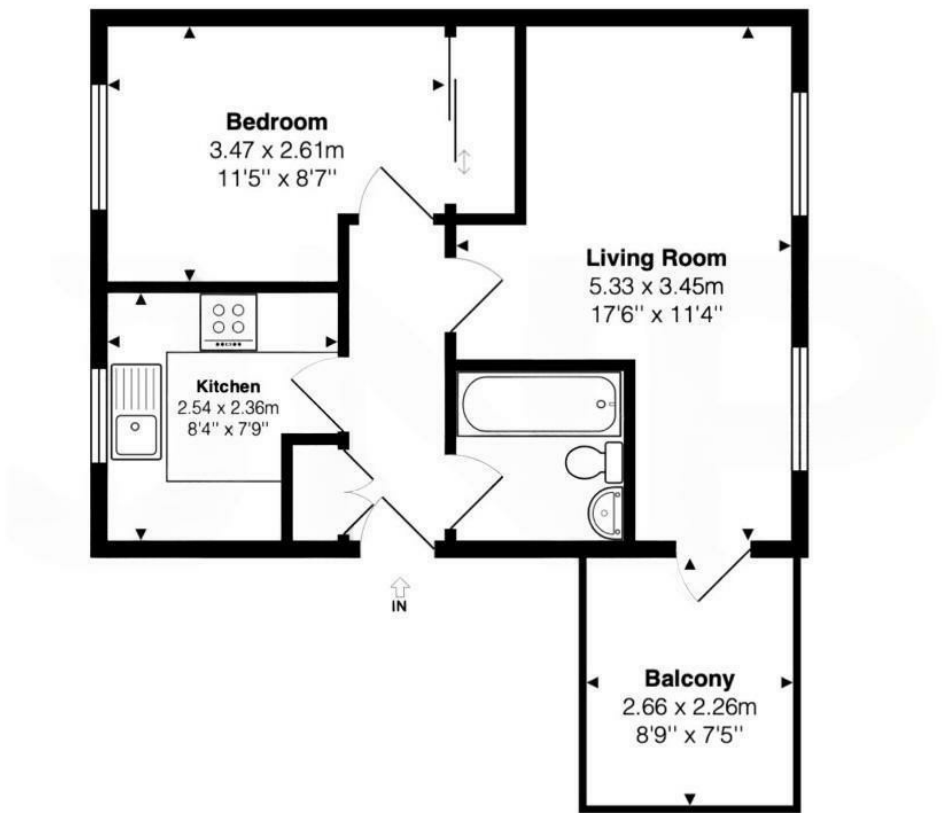
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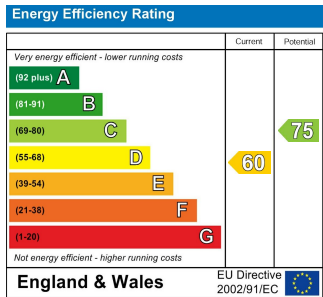
The approximate total area for the elements of the property represented on the floorplan is 41 SqM (441 Sq.Ft)

Dolphin Court, Kingsmead Road, High Wycombe, Buckinghamshire, HP11 1XE

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Council Tax Band

C



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