



Connells

Dolphin Court Kingsmead Road
High Wycombe

Dolphin Court Kingsmead Road High Wycombe HP11 1XE

for sale
£200,000



Property Description

Connells are pleased to market this one bedroom apartment located within a purpose built development, with 90 years remaining on the lease.

The apartment has communal entrance, entrance hall, 18ft living room, kitchen with integrated oven and hob, and space for white goods. Double bedroom, fully tiled bathroom with shower over bath, WC and wash hand basin. Further benefitting from a balcony accessed from the living room, off road parking and electric heating.

The development also provides beautifully maintained communal gardens, as well as a private residents gym and heated indoor swimming pool.

Ideally located in Loudwater with easy access to the M40 and town centre.

Entrance Hall

9' 6" max x 5' 8" max (2.90m max x 1.73m max)

Living Room

18' 3" max x 9' 7" max (5.56m max x 2.92m max)

Kitchen

10' 4" max x 5' 8" max (3.15m max x 1.73m max)

Bedroom

9' 6" max x 11' 4" max (2.90m max x 3.45m max)

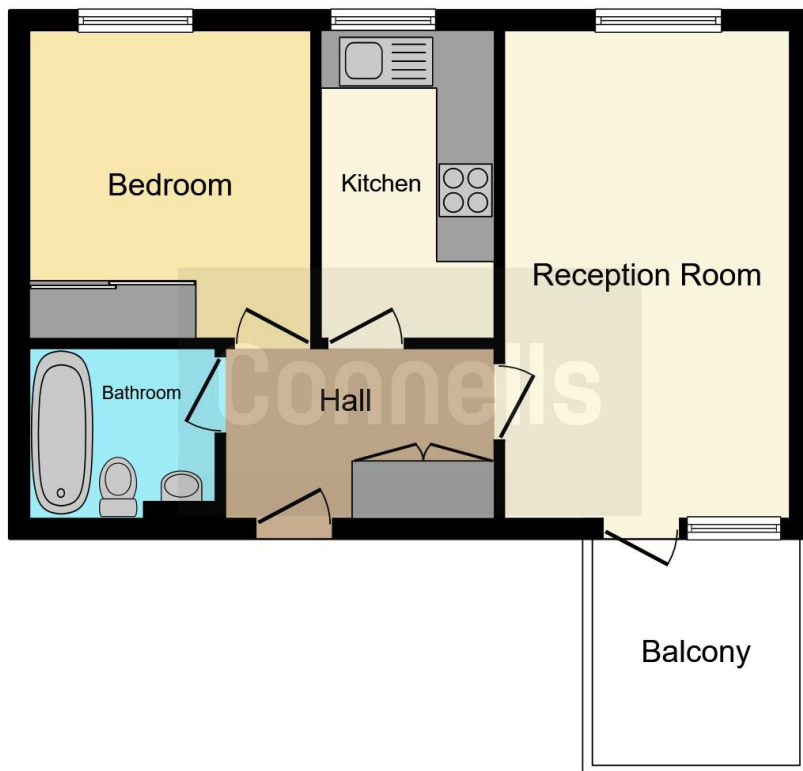
Bathroom

6' 3" max x 5' 7" max (1.91m max x 1.70m max)

Balcony

3' 3" max x 7' 7" max (0.99m max x 2.31m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

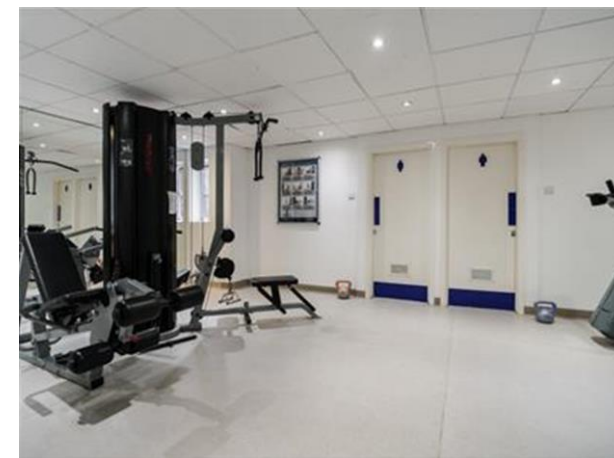
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 HIGH WYCOMBE HP11 1BA

EPC Rating: C

view this property online connells.co.uk/Property/WYC312611

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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