



Flat 73, Dolphin Court Kingsmead Road, High Wycombe, HP11 1XF  
£200,000

## Flat 73

Dolphin Court Kingsmead Road, High Wycombe

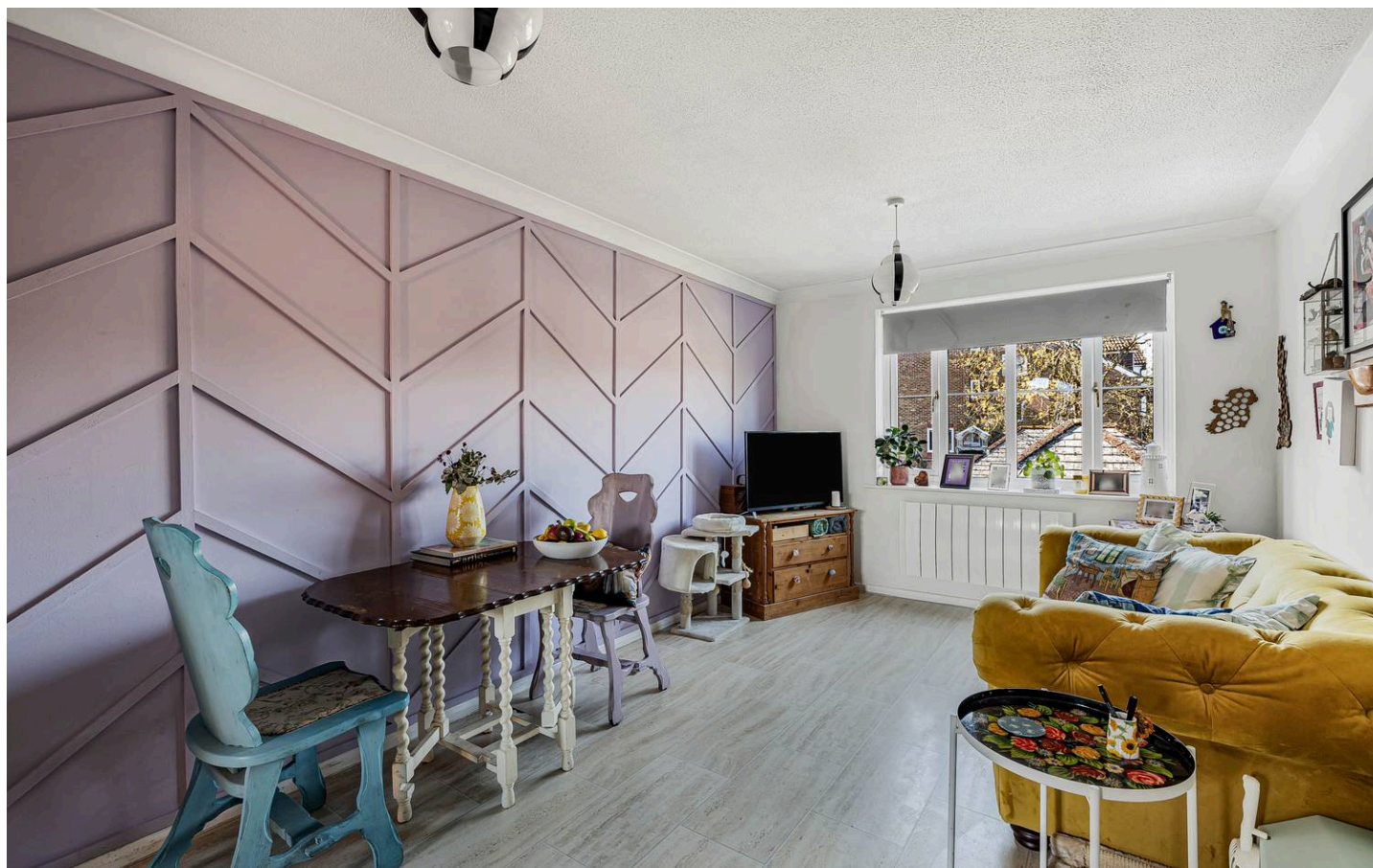
- A Well Presented First Floor Apartment
- Sought After Development To East Of High Wycombe
- Communal Gym And Indoor Swimming Pool Complex
- Communal Entrance, Entrance Hall
- Living Room With Covered Balcony
- Kitchen, Bedroom, Modern Bathroom
- Double Glazing, Electric Heating
- Allocated And Visitors Parking

Situated 2 miles to the east of High Wycombe town centre in a sought after luxury development. The property is close to parkland. There are local shops close by providing for day to day needs whilst the busier town of High Wycombe is easily accessible with a large shopping centre and mainline railway station to London, Marylebone. Motorway access to London is available at Junction 3 which is just a short drive away.

Council Tax band: C

Tenure: Leasehold; 89 Years remaining: Service Charge; £2700.00 Per annum: Ground Rent; £100.00 Per annum

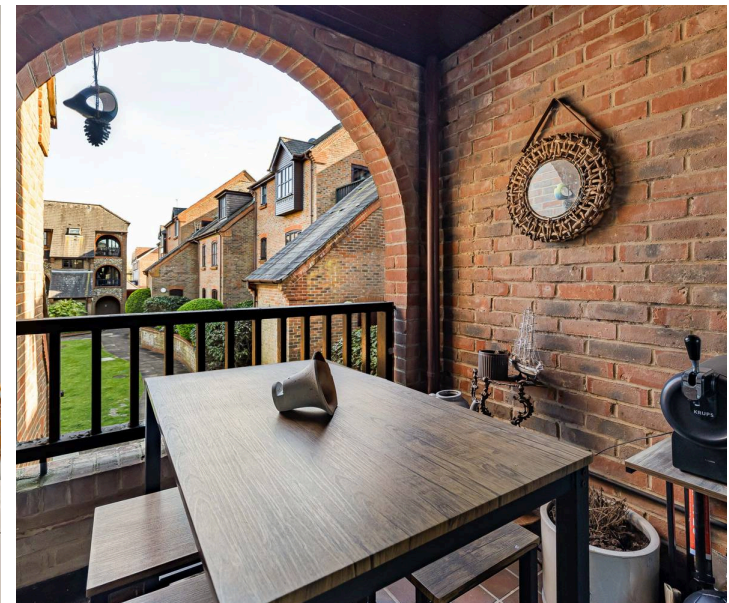
EPC Energy Efficiency Rating: C



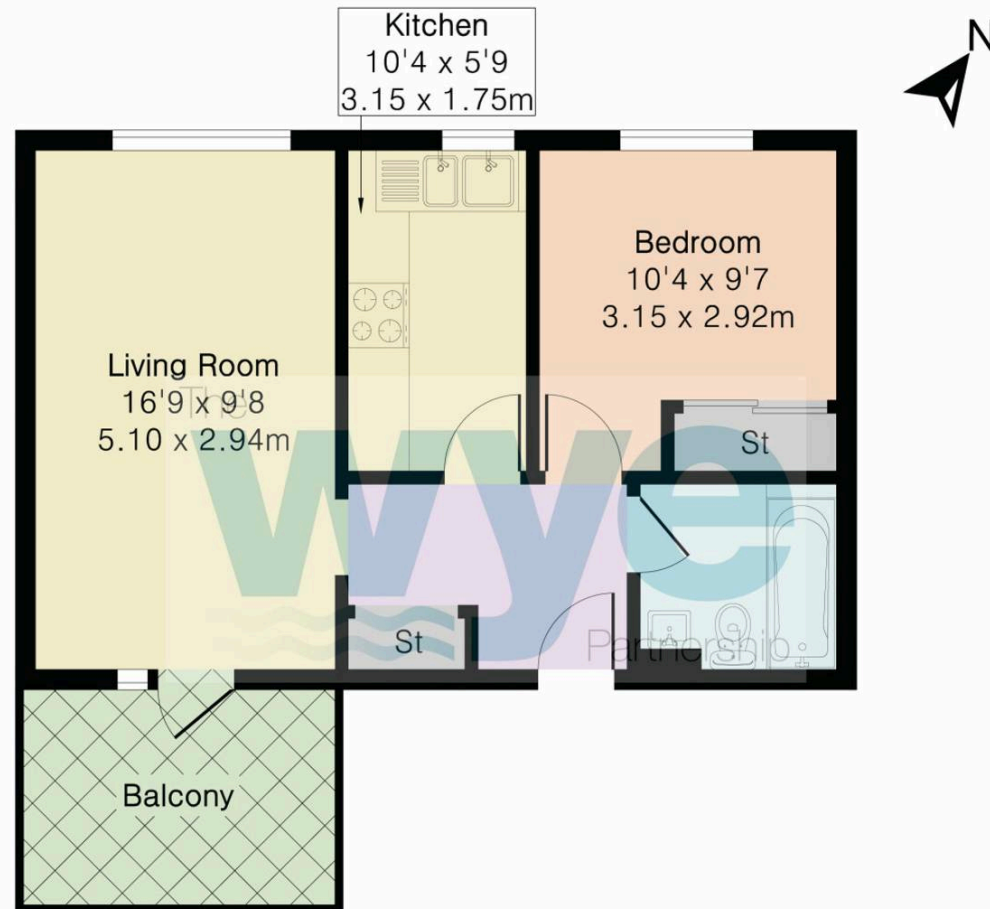
## Flat 73

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This well presented first floor apartment is situated within a highly sought after development to the East of High Wycombe, offering an excellent opportunity for first time buyers or investors. The property features a spacious living room with access to a covered balcony, providing an ideal space for relaxation. The modern kitchen is well equipped, complementing the double bedroom and contemporary bathroom. Residents benefit from a communal entrance and entrance hall, as well as access to outstanding on-site facilities including a communal gym and an indoor swimming pool complex. The apartment is fitted with double glazing and electric heating, ensuring comfort throughout the year. Allocated parking is provided, along with additional visitors parking for guests. The development is known for its well maintained Japanese style gardens, adding a tranquil atmosphere to the surroundings. This property combines modern living with convenient amenities and is ideally located for easy access to High Wycombe town centre, local shops and M40 at J3. Viewing is highly recommended to fully appreciate all that this impressive apartment has to offer.



## Approximate Gross Internal Area 432 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## The Wye Partnership High Wycombe

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