



TO LET

Dolphin Court, High Wycombe
£1,200 pcm + security deposit

Exceptional Ground Floor Apartment – gym and pool included

- Excellent apartment
- Ground floor
- Newly carpeted
- Use of gym and pool
- One double bedroom
- Opposite parkland
- Delightful grounds
- Close to J3 of M40
- Easy access to High Wycombe town
- Parking for one vehicle



**£1,200 pcm +
security deposit**

Dolphin Court,
Kingsmead Road,
High Wycombe
HP11 1XF

>> Key Features

- Excellent apartment
- Ground floor
- Newly carpeted
- Use of gym and pool
- Opposite parkland
- Delightful grounds
- Close to J3 of M40
- Easy access to High Wycombe to
- One double bedroom
- Parking for one vehicle

Exceptional Ground Floor Apartment – Dolphin Court

On-Site Gym & Swimming Pool Access

Set within the prestigious and highly sought-after Dolphin Court development (HP11 1XF), this superb one-bedroom ground floor flat offers a fantastic lifestyle opportunity. Directly opposite peaceful parkland and surrounded by lovely landscaped grounds complete with a feature fishpond, it's a tranquil retreat in the popular Loudwater area.

The Living Space & Kitchen

A well-proportioned, comfortable reception room offering a bright space to relax. Newly carpeted (July 2026).

Fully fitted with essential appliances, ready for use from day one.

Bedroom & Bathroom

A generous double bedroom with fitted mirrored wardrobes. Newly carpeted (July 2026).

£1,200 pcm + security deposit

A newly fitted, contemporary shower room finished to a high standard.

Outdoor Space

Private Paved Seating Area: Step straight out to the rear for your own private outdoor spot to enjoy the warmer months.

Grounds: Access to beautifully maintained communal gardens featuring a stunning ornamental fishpond.

Gym & Pool: Residents enjoy the exclusive use of an on-site swimming pool and small gym, all included in the rental price.

Comfort & Practicalities

Heating & Glazing: Full double glazing and electric heating throughout.
Parking: Allocated parking space for one vehicle plus additional visitor parking spaces.

Council Tax: Band D (Buckinghamshire County Council)

Energy Efficiency: Rating Grade D.

Use of outside bike shed.

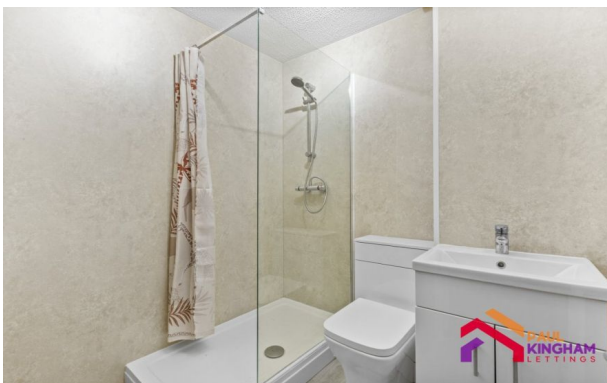
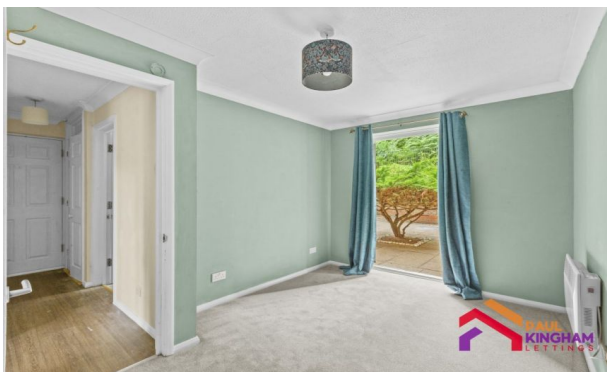
Terms: Available unfurnished.

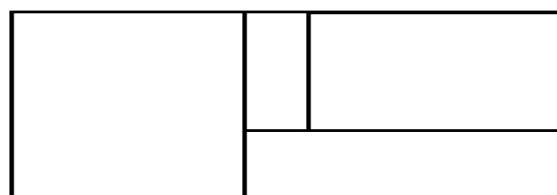
IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.

Viewing highly recommended.

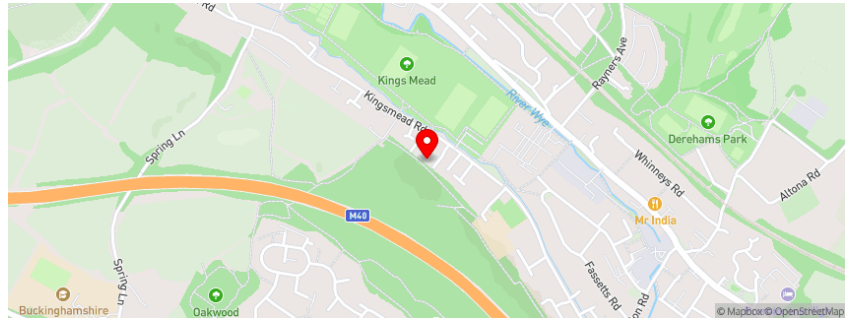
Contact us today to arrange your viewing.





**Waiting for
Floorplan**

Directions



Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.