



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

£215,000 Leasehold

1 BEDROOM APARTMENT

LANDSCAPED COMMUNAL GARDENS

SWIMMING POOL AND GYM

NO ONWARD CHAIN

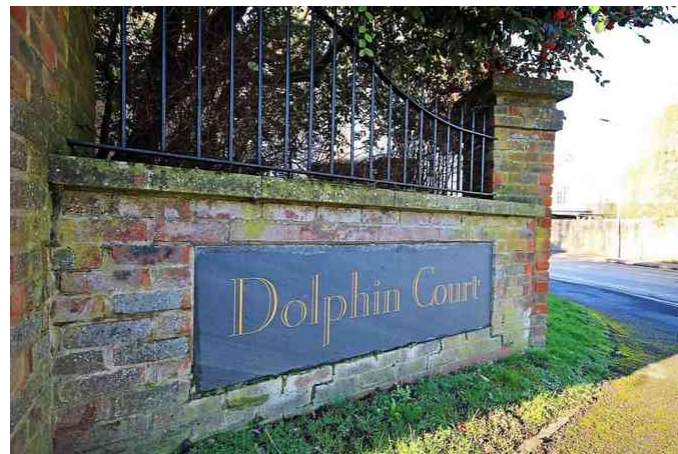
PRIVATE PARKING WITH CAR PORT

IDEAL FOR FIRST TIME BUYERS OR INVESTORS

Hilton King & Locke are pleased to bring to the market this delightful first floor 1 Bedroom Apartment set within a sought after development in Loudwater, High Wycombe. The property is ideal for First Time Buyers and Investors and is close to amenities and offers good transport links.

The property is entered via an entry phone system and comprises of an entrance hall, living/dining room which offers a private feel as it is situated facing out of the development so it is not overlooked by other apartments.

As you continue through the property, it benefits from a fitted kitchen, a three piece bathroom suite, and one generously sized bedroom with fitted wardrobes. The apartment is presented immaculately throughout and internal viewing is



highly recommended.

The property comes with private parking, and benefits from being the only property in the block that has a car port.

Beautifully landscaped communal gardens complete the accommodation and offers a pergola, seating area and pond with water feature.

The property is located a stone throw from Junction 3 of the M40 and is a short drive away from High Wycombe town centre with a large variety of restaurants and shops.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

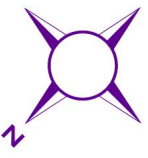
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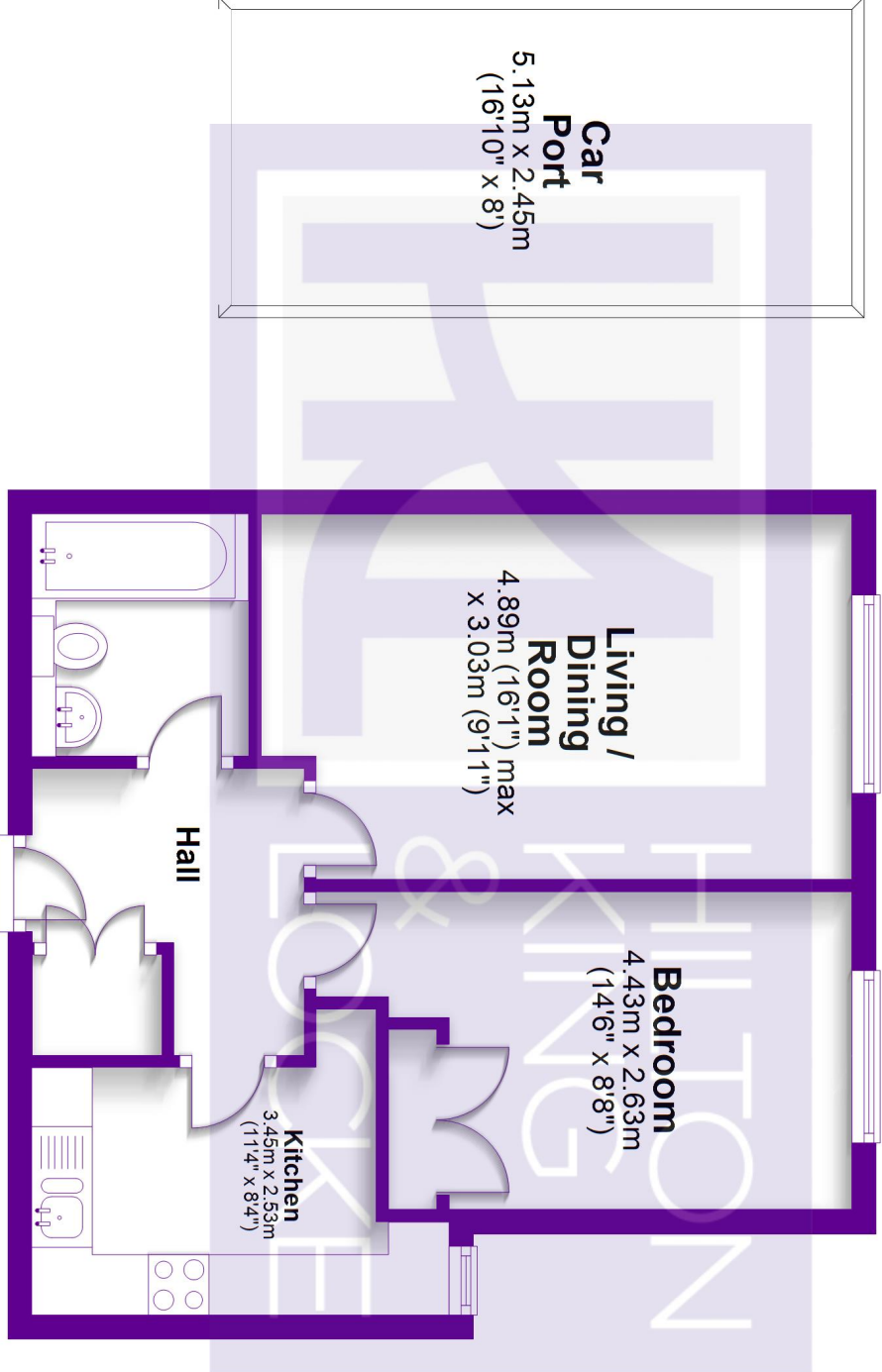
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First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 42.1 sq. metres (452.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

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