



Flat 48 Dolphin Court, Kingsmead Road, High Wycombe

£200,000



## Flat 48

Dolphin Court Kingsmead Road, High Wycombe

A ground floor apartment in this highly sought after development built by Charles Church. The property benefits from access to a courtyard garden and has views at the front over the delightful Japanese style gardens. The residents also benefit from the on site Gym/Swimming pool complex. Entrance hall, Sitting room/Dining room, Kitchen, Bedroom with access to garden, Bathroom, Electric heating, Recently installed double glazed windows, Garden, Allocated and visitors parking. NO CHAIN.

Council Tax band: D

Tenure: Leasehold



**Entrance hall**

Electric heater, security entryphone, airing cupboard housing foam clad hot water cylinder and cold water tank

**Sitting/Dining room**

Storage heater, two windows to front

**Kitchen**

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Hotpoint oven, fitted four ring electric hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, window to rear

**Bedroom**

With built in wardrobe, electric heater, doors to garden

**Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, shaver point, electric heater, tiled walls, fitted mirror

**Garden**

To the rear of the property is a private courtyard garden

**Parking**

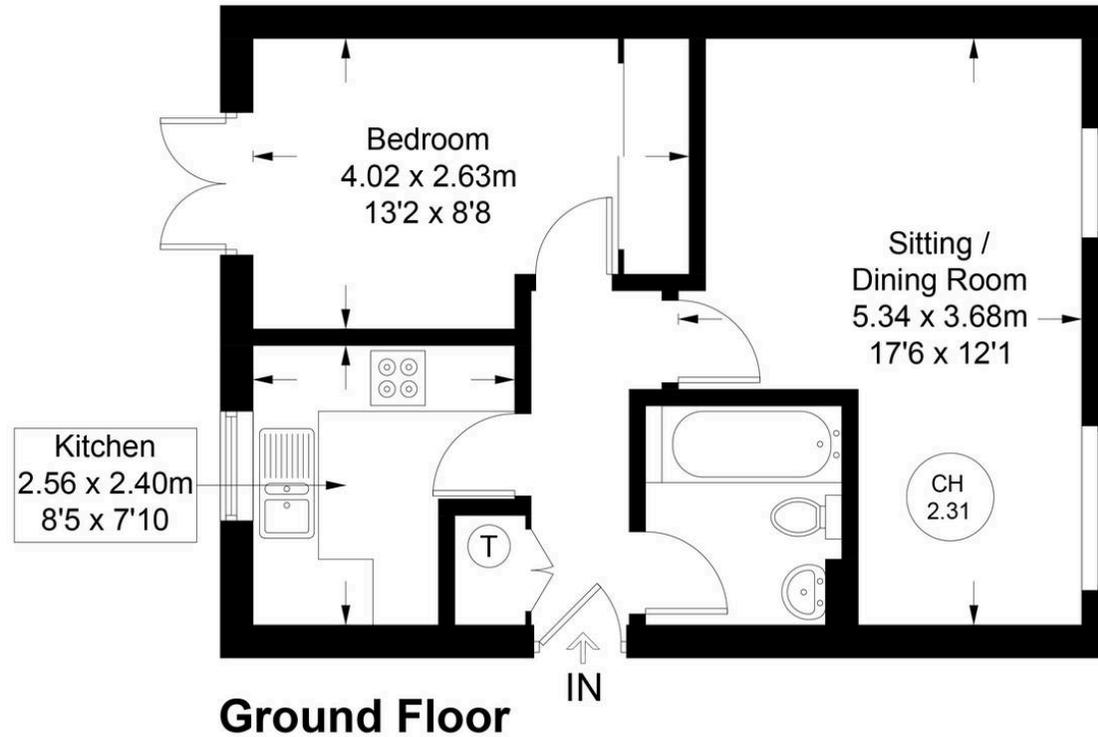
There is one allocated parking space plus visitor parking spaces



Approximate Gross Internal Area  
41 sq m / 441 sq ft



CH  
2.31 = Ceiling Height



## Ground Floor

Floor Plan produced for Robertsons by Media Arcade ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath - HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk



Robertsons