



TRINITY PLACE

3 Trinity Place, Beaumont Way, Hazlemere, Buckinghamshire, HP15 7EG

A spacious, ground floor, two bedroom apartment in a modern McCarthy & Stone development exclusively for the over 60's. Located at Hazlemere crossroads close to all local amenities.

Luxury Ground Floor Retirement Apartment | Exclusive To The Over 60's | Lift To All Floors | Entrance Hall | Utility Cupboard With Plumbing | Security Entrance System | Lounge/Dining Room | Patio | Modern Fitted Kitchen With Integrated Appliances | Two Double Bedrooms | En-Suite and Walk-In Wardrobe To Main Bedroom | Modern Bathroom with Three Piece Shower Suite | Communal Landscaped Gardens | Large Communal Lounge With Kitchen Area | On-Site Mobility Scooter Storage Cupboard | House Manager | Remainder of 10 Year Warranty | No Onward Chain |

This two bedroom, ground floor apartment is located in a modern development of retirement flats, built exclusively for over 60's. It's coming to the market in excellent condition and with no onward chain. This complex comes with security camera entry system, large communal lounge with kitchen area, house manager, lift to all floors and maintained communal garden. The apartment itself has a large entrance hall, which leads to all the other rooms in the property including a utility cupboard with a washer/dryer inside. There are two double bedrooms, with an excellent sized master bedroom that has an en-suite and walk-in wardrobe. The main bathroom is equipped with a three piece suite including a large walk-in shower. The modern kitchen is fitted with integrated appliances, plenty of storage and is accessed through the lounge. The lounge is very spacious and has doors leading to a patio area which is perfect to enjoy the sun. Other benefits include a 24 hour emergency call system, remainder of a 10 year NHBC warranty and a guest suite which is available for family and friends.

Price... £325,000

Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	83	83
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Short level walk to library, doctor's surgery, dentist and pharmacy... Little Waitrose and Tesco Express at the crossroads, as well as a garage and a selection of restaurants... Further shops and a supermarket at nearby Park Parade... Buses pass to the front of the Trinity Place to High Wycombe, 2 1/2 miles, with 27 minute London trains. Beaconsfield, 4 1/2 miles, and Amersham 5 miles, with London trains... Expanses of countryside close to hand... Three M40 access points approximately 10/15 minute drive...



DIRECTIONS

From The Wye Partnership office at Hazlemere Crossroads, take the first left exit at the mini-roundabout and the development is situated a short distance along on the left hand side.



ADDITIONAL INFORMATION

Our client had advised us that the service charge is £325 a month and the ground rent is £280 every 6 months. Approx 995 years remaining on the lease.

COUNCIL TAX

Band D

EPC RATING

B

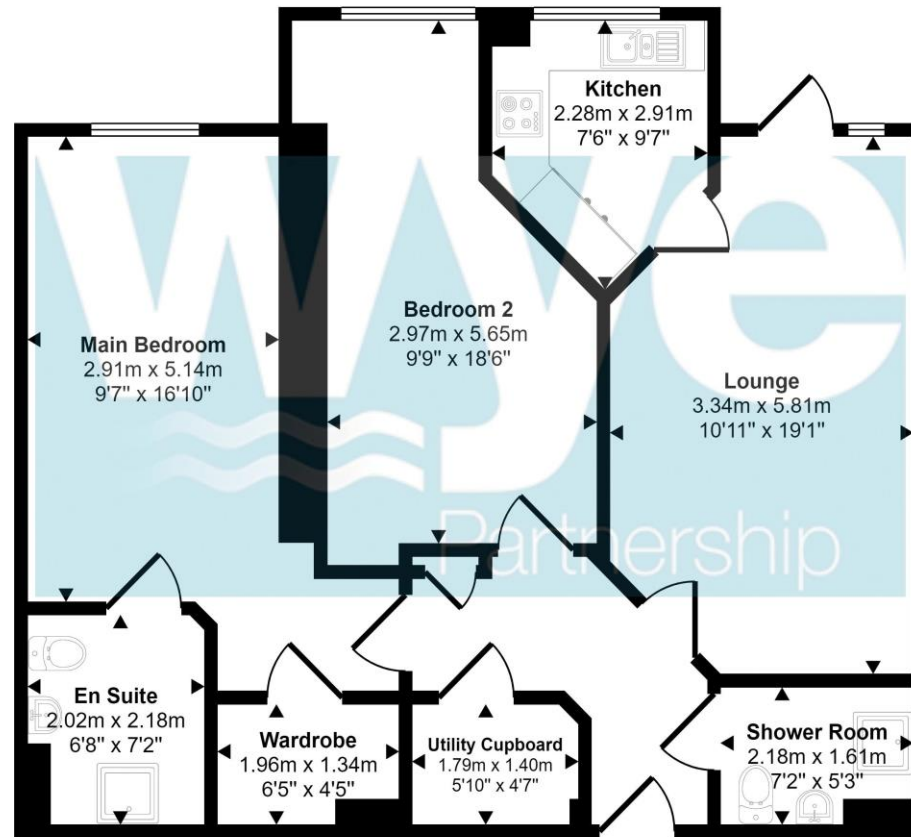
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
79 sq m / 853 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership