

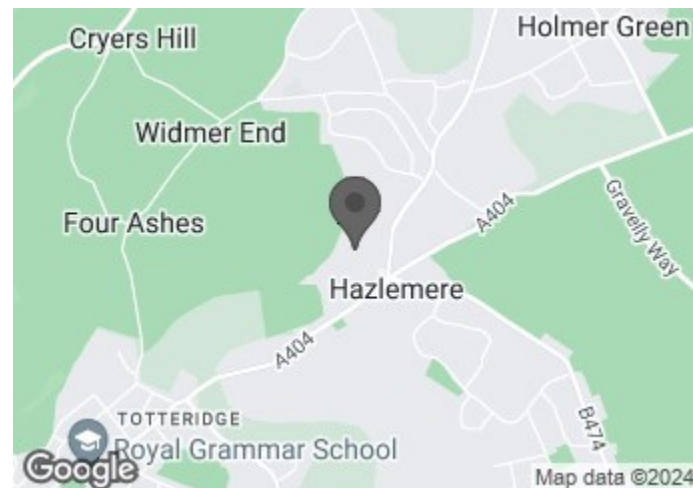
McCARTHY STONE RESALES

30 TRINITY PLACE

BEAUMONT WAY, HIGH WYCOMBE, HP15 7EG



COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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WONDERFULLY BRIGHT & AIRY top floor Retirement Apartment set in the VERY POPULAR Trinity Place development ~EXPERTLY DESIGNED and offered in in a LIKE NEW condition~ Property can be purchased at 80% on a shared ownership basis.

PRICE REDUCTION

ASKING PRICE £285,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

TRINITY PLACE, BEAUMONT WAY,

1 BEDROOMS £285,000

TRINITY PLACE

Trinity Place was built by McCarthy & Stone purpose built for retirement living for the over 60s.

There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway and bathroom. The development includes landscaped gardens and a Homeowners' lounge with a computer and HD television where residents can get together for coffee mornings and social events.

There is a guest suite for visitors who wish to stay (additional charges apply)

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with washer/drier machine and conditioned air unit in the walk plus useful shelving. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and shower room.

LOUNGE

Lounge with patio doors leading to a balcony/patio. There is space for dining room furniture within this lovely bright and spacious living area. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets. The room flows seamlessly into the the modern kitchen.

KITCHEN

Fully fitted open plan kitchen with a range of modern low and eye level units and drawers with a roll top work

surface, with matching splash back. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood and integral fridge, freezer and under pelmet lighting,

BEDROOM

This double bedroom has a large window that allows plenty of sunlight to flood in. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets. This room has as a walk in wardrobe housing shelving and hanging rails.

SHOWER ROOM

Fully tiled and fitted with suite comprising of level access shower, low level WC, vanity unit, sink with mono block lever taps and mirror above. Electric shaver socket, heated towel rail and extractor fan.

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

RETIREMENT LIVING - MCCARTHY STONE

> Outstanding contemporary properties filled with natural light and packed with high spec fixtures and fittings

> Access to a communal lounge and large attractive gardens

> Most apartments offer private outdoor space/balconies

> Safety and security - door camera entry, fire-detection system, and 24-hour emergency-call out system

> Low maintenance – we take care of the gardening and maintain the exterior and shared areas

> A friendly manager on-site to keep everything running smoothly

> Guest suite for when family and friends visit

SERVICE CHARGE

- 24-hour emergency call system
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Cleaning of communal windows
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £2,605.44 for financial year ending 31/03/2024.

LEASEHOLD

Lease: 125 years from 1st Jan 2018

Ground rent review: 1st Jan 2029

Ground Rent - £425 per annum

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

