

TRINITY PLACE

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

A lovely, modern apartment, exclusively for the over 60's with one double bedroom and a private balcony - all with no onward chain.

Luxury Retirement Apartment | Exclusive To The Over 60's | Lift To All Floors | Entrance Hall | Utility Cupboard With Plumbing For A Washing Machine | Open Plan Kitchen/Lounge/Dining Room | Integrated Appliances | One Double Bedroom | Walk-In Wardrobe | Modern Bathroom with Three Piece Shower Suite | Private Balcony | Communal Landscape Gardens | Large Communal Lounge and Kitchen Area | On-Site Mobility Scooter Storage Cupboard | House Manager | Remainder of 10 Year Warranty | Long Lease | Security Entrance System | No Onward Chain |

An immaculate, top floor apartment situated in a central Hazlemere location, close to local shops and amenities. Having been built only a few years ago, this modern complex is exclusive for the over 60's and comes with a lift to all floors, security entry system, house manager and communal lounge, which is ideal to get to know the other residents. The apartment itself is in excellent condition and comprises of an initial entrance hall with a utility cupboard, which has plumbing for a washing machine. The living room is open plan to the kitchen with ample space for a dining table and there are French doors leading through to a private balcony. The kitchen is fitted with modern gloss wall and base units, integrated appliances and has an island segregating the lounge and kitchen. The double bedroom has a walk-in-wardrobe, with censor light, and the bathroom is fitted with a modern three piece suite comprising of a low level W.C., wash hand basin and walk in shower. Other benefits include a well maintained communal garden, 24 hour emergency call system, security camera system in the building, remainder of a 10 year NHBC warranty and a guest suite, which is available to book for family and friends. No onward chain.

Price... £285,000

Leasehold

Energy Efficiency Rating		Current	Potential
Energy efficiency of home - lower rating costs less			
90-100	A		
75-89	B		
60-74	C		
45-59	D		
30-44	E		
15-29	F		
1-14	G		
Net energy efficiency - higher rating costs less			
		81	81

England & Wales
EU Directive 2002/91/EC



LOCATION

Short level walk to library, Doctor's surgery, Dentist, pharmacy, Tesco Express and Little Waitrose.... A selection of restaurants and takeaways nearby.... Further shops, coffee shops and a supermarket at nearby Park Parade.... Buses pass to the front of the Trinity Place to High Wycombe.... Station at High Wycombe 2 miles, with 27 minute London trains.... Beaconsfield, 4 miles, and Amersham 5 miles, also with London trains.... Expanses of Chiltern 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 onto the Holmer Green Road. The development is situated a short distance along on the left hand side.

ADDITIONAL INFORMATION

Leasehold - Our client has advised us that there is approx 993 years remaining on the lease. Charges to be confirmed.

COUNCIL TAX

Band C

EPC RATING

B

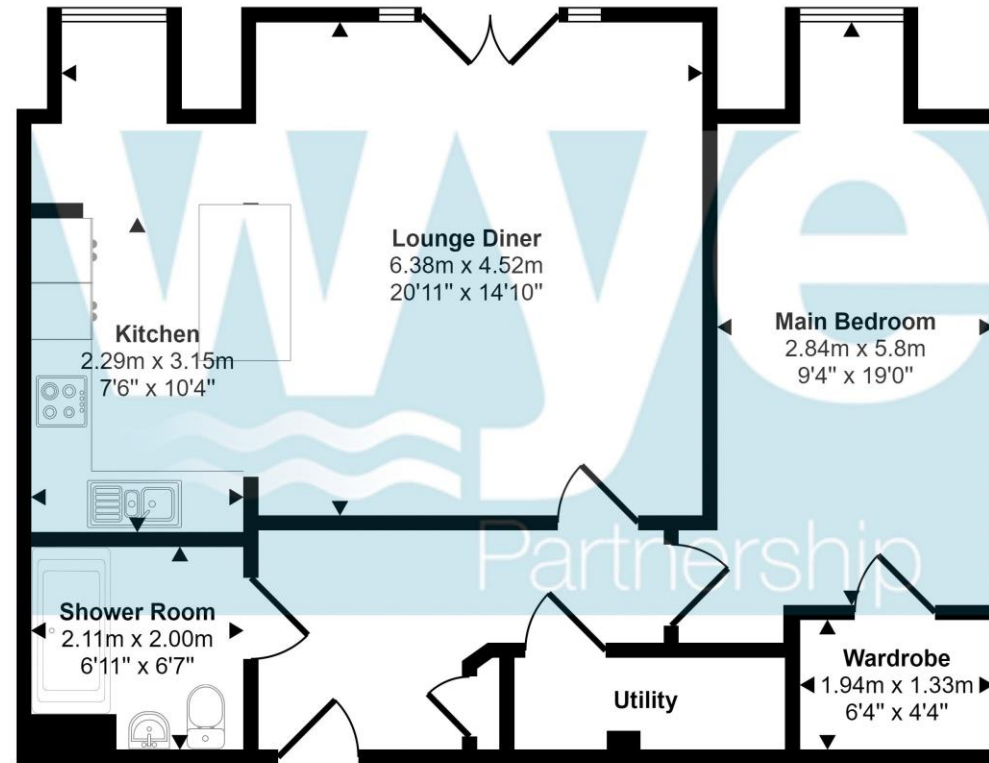
MORTGAGE

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
66 sq m / 712 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.

3 Market Parade, Hazlemere, Bucks, HP15 7LQ

01494 711 284

hazlemere@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership