



10 Trinity Place, Beaumont Way, High Wycombe, Buckinghamshire, HP15 7EG

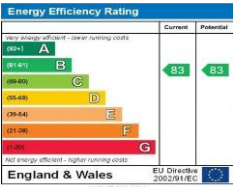
A lovely, modern apartment, exclusively for the over 60's with two bedrooms, two bathrooms and a private patio - all with no onward chain.

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

An immaculate ground floor apartment, centrally located in Hazlemere, close to all amenities, restaurants and shops. This complex, which is only seven years old, is exclusive to the over 60's and is modern throughout with a communal lounge and garden, plus house manager. The apartment itself is in excellent condition and comprises of; hallway with a utility cupboard (plumbed for washing machine) and large lounge/dining room that has access to a private patio area. There is a kitchen, which is fully fitted with integrated dishwasher, electric oven and hob and overlooks the rear of the building. There is also a modern bathroom comprising of a three piece shower suite, as well as two bedrooms, with the main bedroom benefiting from an en-suite and a walk-in-wardrobe. Other benefits include a 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 for family and friends.

Price... £375,000

Leasehold



LOCATION

Short level walk to library, Doctor's surgery, Dentist, pharmacy and coffee shop.... Simply Waitrose and Tesco Express at the crossroads.... Garage and a selection of restaurants and takeaways.... Further 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 25 minute London trains.... Beaconsfield, 4 miles, and Amersham Underground Station (Metropolitan Line) 5 miles, 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. The development is situated a short distance along on the left hand side.

ADDITIONAL INFORMATION

Our client has advised us that there is approx 991 years remaining on the lease. There is a monthly maintenance charge of £373.93 per month and a ground rent of £247.50 payable every 6 months.

COUNCIL TAX

Band D

EPC RATING

B

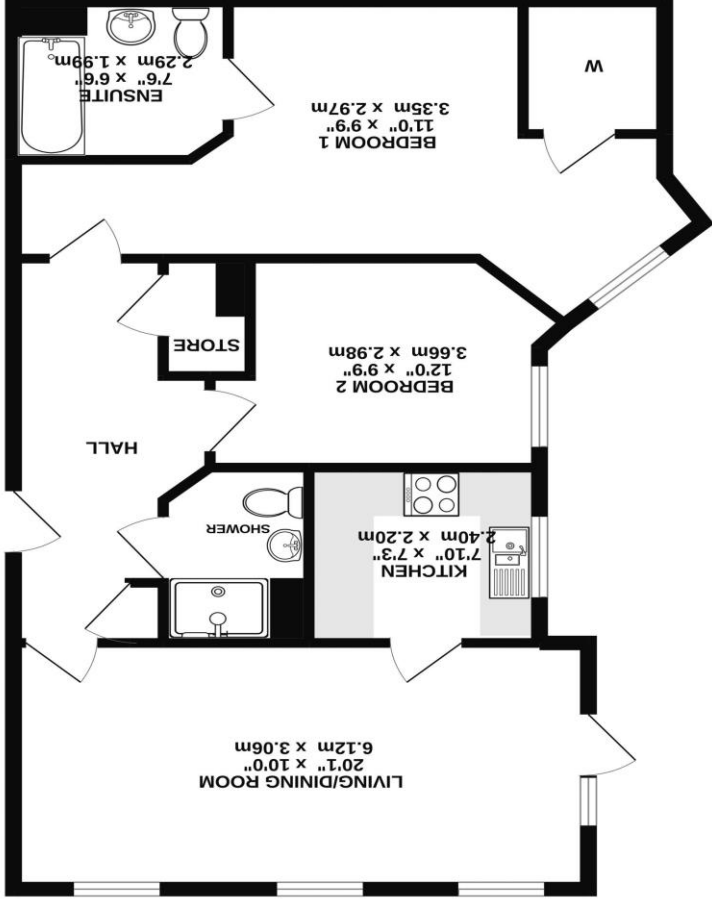
MORTGAGE

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 on as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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