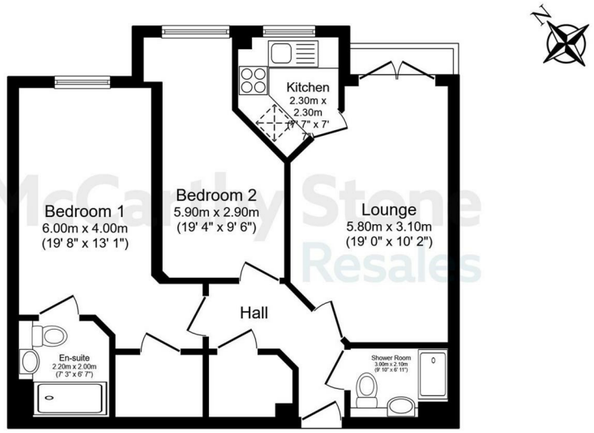
Excellent

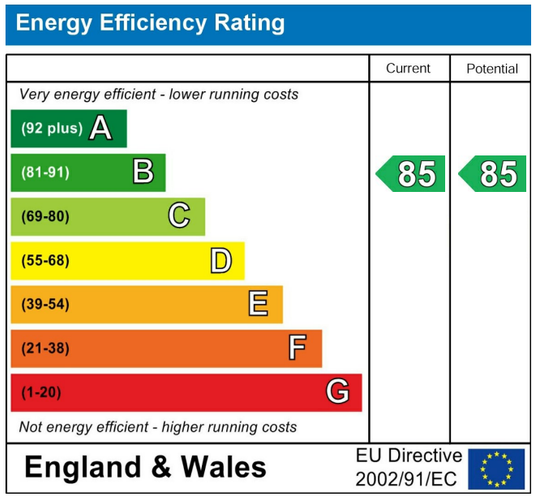
Trustpilot

McCarthy & Stone
Resales.



Total floor area 56.5 sq.m. (608 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

16 Trinity Place

Beaumont Way, High Wycombe, HP15 7EG

2 | 2 | Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 16 Trinity Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £400,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A wonderful walk out balcony
- Modern Kitchen with integrated appliances
- Two generously sized double rooms
- Allocated Car Parking Space
- Guest suite for family and friends
- Landscaped gardens & Beautiful communal areas
- Camera door entry system
- Close proximity to town centre
- Onsite house manager & 24 hour emergency system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Trinity Place, High Wycombe

2 | 2 | Asking price £400,000

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. The development includes landscaped gardens and a Homeowners' lounge with a 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)

Trinity Place is situated on Beaumont Way in Hazlemere, conveniently positioned close to the village centre and a range of everyday amenities.

The development is particularly well placed for convenience, with a supermarket, pharmacy, dentist, library, butcher, church and pub/restaurant all approximately 0.1 mile away. There is also a local bus stop close by, making it easy to access the surrounding area.

For those who enjoy leisure and the outdoors, a local golf club is approximately 0.6 miles away, while a doctors' surgery is around 0.2 miles from the development. The wider area also offers a choice of shops, cafés, local services and green spaces.

With its position on Beaumont Way, Trinity Place offers the benefit of having many essential amenities within easy reach, whilst providing the peaceful and welcoming environment of a purpose-built retirement development.

Apartment Summary
Situated within Trinity Place, Hazelmere, a well-regarded retirement living development by McCarthy & Stone, this attractive two-bedroom apartment offers comfortable, modern living in a welcoming community setting. Located on the first floor, the apartment features a well-presented modern kitchen, two generously proportioned double bedrooms, and a contemporary shower room. The accommodation provides a practical and comfortable layout, ideal for those looking for a secure and sociable retirement lifestyle. Residents can enjoy access to beautifully maintained communal gardens, providing pleasant outdoor space to relax and enjoy the surroundings. The development also benefits from a welcoming Homeowners' Lounge, where residents can meet, socialise and take part in a variety of organised social events and activities. Trinity Place provides the opportunity to enjoy independent retirement living within a friendly retirement community, combining the privacy and comfort of your own apartment with attractive communal facilities and opportunities to socialise with neighbours. This two-bedroom apartment is an excellent opportunity for anyone seeking a modern, low-maintenance home in a purpose-built retirement development, with the added benefit of communal lounge, and a strong sense of community. ALLOCATED CAR PARKING SPACE.

PART EXCHANGE AND ENTITILEMENTS ADVICE AVAILABLE

Landscaped Gardens
One of the main social hubs of Trinity Place is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Social Lifestyle
The Communal Lounge is at the heart of the community at Trinity Place and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. The House Manager cooks Bacon Sandwiches on a Thursday, Soup and Bread in the winter months and quiche and salad in the summer.

Car Parking
This apartment includes an allocated parking space

Service Charge (RL)
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

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: £4,595.89 per annum (up to financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Leasehold
Lease: 999 years from 1st Jan 2018
Ground rent £495 per annum
Ground rent review: 1st Jan 2033

Additional Information & Services
• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.