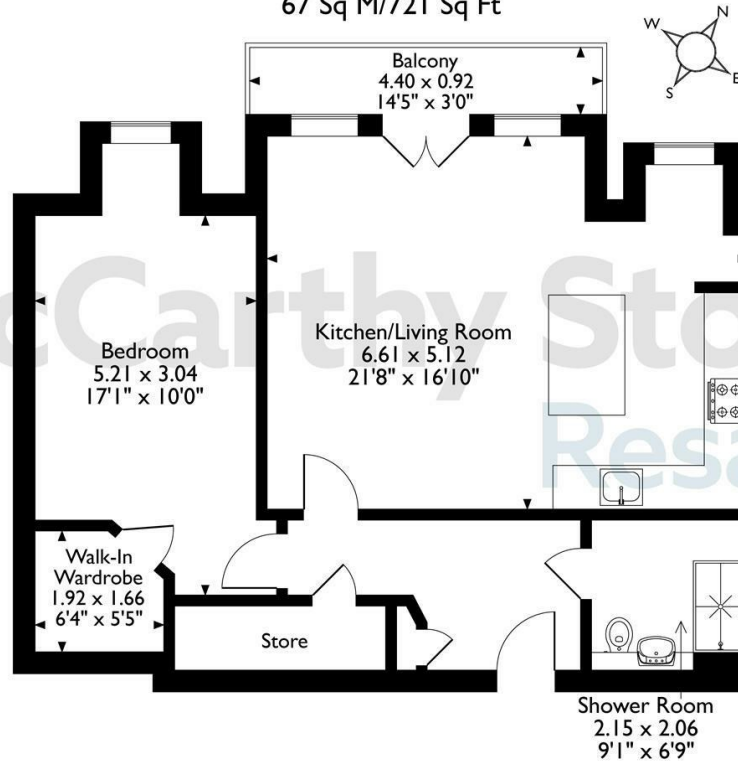


31, Trinity Place, Beaumont Way, Hazlemere, High Wycombe  
Approximate Gross Internal Area  
67 Sq M/721 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**31 Trinity Place**

Beaumont Way, High Wycombe, HP15 7EG



**Asking price £325,000 Leasehold**

**Call us on 0345 556 4104 to find out more.**

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

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# Trinity Place, Beaumont Way, Hazlemere, High Wycombe, HP15 7EG

## Summary

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 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 system is situated in the hall.

From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the open plan lounge kitchen, bedroom and shower room.

## Open Plan Lounge/Kitchen

This spacious living room offers the best of open plan, modern living. The lounge area benefits from double doors which lead out to an excellent balcony and there is ample space for dining. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

The fully fitted open plan kitchen areas has a fantastic island providing very useful storage and countertop space. Having a tiled floor, the kitchen boasts a range of modern low and eye level units and drawers with a work surface. Stainless steel sink with mono lever tap and drainer. Oven, ceramic hob, cooker hood and integral fridge, freezer, under pelmet lighting and tiled splash-backs.

## 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: £3,063.93 per annum (up to financial year end 31/03/2027).

## Bedroom

A well-proportioned double bedroom with walk in wardrobe, housing shelving and hanging

# 1 bed | £325,000

rails. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

## Shower room

Extensively 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.

## Leasehold

Lease: 999 years from 1st Jan 2018  
Ground rent £425 per annum  
Ground rent review: 1st Jan 2033

