



16 Trinity Place, Beaumont Way

Hazlemere

- Modern Retirement Apartment – Allocated Parking Space – Communal Garden
- Two Double Bedrooms – Bathroom – Ensuite – Utility Cupboard
- Living/Dining Room – Private Balcony – Modern Fitted Kitchen
- Double Glazing – Separate Storage Room
- House Manager – Communal Lounge – Lift To All Floors
- Close To Shops And Amenities – On The Bus Route

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 Trinity Place to High Wycombe and Amersham.... 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....

Council Tax band: D

Tenure: Leasehold – There is approx 992 years remaining on the lease, the service charge is £385 per month and the ground rent is £495 per year.

EPC Energy Efficiency Rating: B



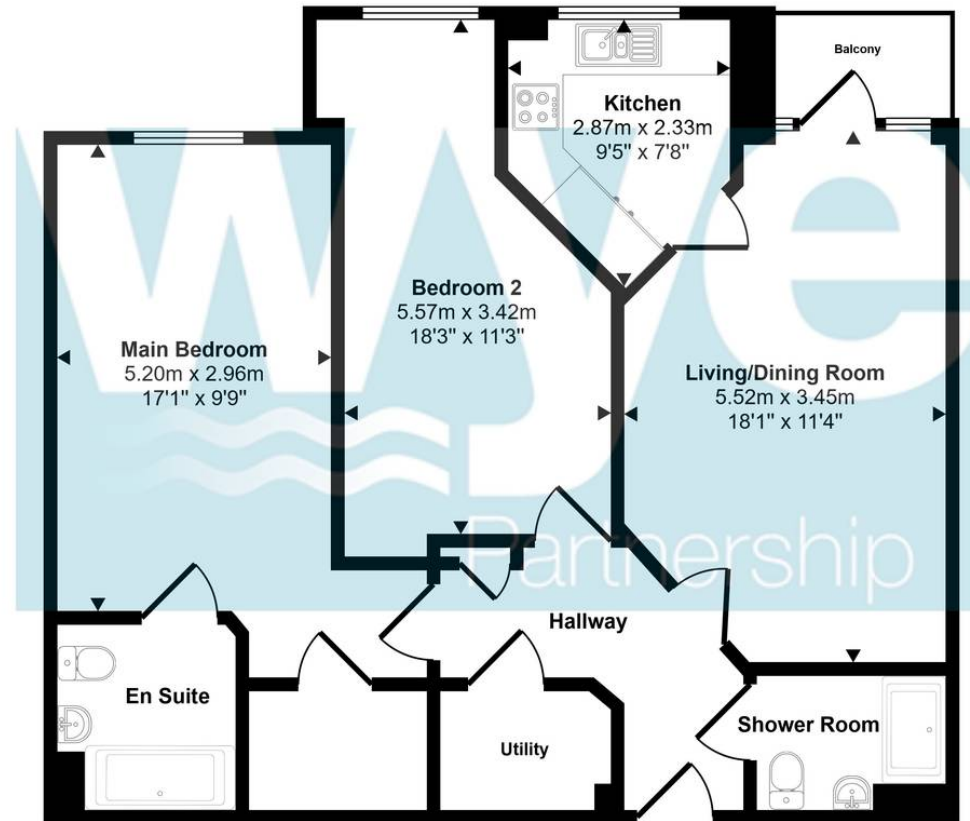
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This well-presented, modern, first floor, retirement apartment offers a superb blend of comfort and convenience, ideally situated within a sought-after development for the over 60s. The property features two, generously sized, double bedrooms with the principal bedroom benefitting from a modern ensuite shower room and a spacious walk-in wardrobe. The main bathroom is finished to a high standard with a three piece shower suite, complementing the overall contemporary feel of the apartment. The inviting living/dining area is bright and airy, and opens onto a private balcony, creating a relaxing space. The modern fitted kitchen is both stylish and functional, offering integrated appliances and plenty of cabinets. There is a separate utility cupboard and an additional storage room (located along the first floor). Residents benefit from the reassurance of a dedicated House Manager, communal garden, and a welcoming communal lounge that provides the perfect setting to socialise. The building is equipped with a lift to all floors, ensuring easy access for all residents, and the property includes an allocated parking space. Other benefits include a 24 hour emergency call system, security camera system in the building, remainder of the 10 year NHBC warranty and a guest suite. The location is particularly advantageous, being within close proximity to a range of local shops and amenities, and is also situated on a main bus route, offering excellent transport links to the surrounding area and beyond. Whether you are looking to downsize or simply enjoy the benefits of retirement living, this delightful home is sure to impress!



Approx Gross Internal Area
80 sq m / 863 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.

The Wye Partnership Hazlemere

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