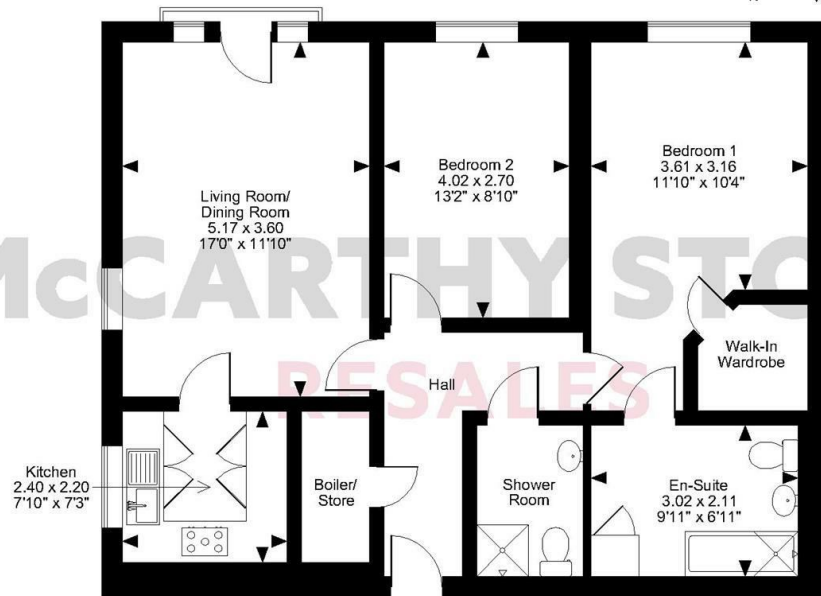


Trinity Court, Halifax  
Approximate Gross Internal Area  
824 Sq Ft/77 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
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>			
(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>84</b>	<b>85</b>

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**22 TRINITY COURT**  
OXFORD ROAD, HALIFAX, HX1 2GX



A sunny aspect TWO BEDROOM / TWO BATHROOM second floor APARTMENT with JULIET BALCONY in this DESIRABLE McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S in the heart of HALIFAX.

**PRICE REDUCTION**

**ASKING PRICE £220,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# TRINITY COURT, OXFORD ROAD,

# 2 BEDROOMS £220,000

## SUMMARY

Trinity Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 50 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway and bathroom.

The apartment features a fully fitted kitchen, lounge, two bedrooms, bathroom and separate shower room.

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. A laundry provides washing machines and dryers. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Trinity Court is situated in the market town of Halifax in West Yorkshire. Trinity Court is located along Oxford Road and borders the residential suburb of Savile Park, which is to the west of the town centre. Halifax Town Centre boasts an abundance of shops and facilities from many High Street brands to local boutiques. Located in the town centre are the famous 'Borough Market' and Piece Hall both of which are within walking distance along with theatres, restaurants, the Square Chapel arts venue, the new library and museum. It is a condition of purchase that all residents must meet the age requirements of 60 years.

## ENTRANCE HALL

Front door with spy hole leads to the spacious 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 housing the

Gledhill water heater and Vent Axia air recovery system. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and shower / wetroom.

## LOUNGE

A spacious, bright and airy lounge with a double glazed window and juliet balcony. There is ample room for dining. TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

## KITCHEN

A modern fitted kitchen with a range of low and eye level units and drawers with a roll top work surface, tiling to splash backs and tiled flooring. Stainless steel sink with mixer tap, drainer and double glazed window overlooking communal grounds. Built in hotpoint oven, 4 ring electric hob with extractor over. Built-in fridge and freezer.

## BEDROOM ONE

A generously sized master bedroom, with the benefit of a spacious walk-in wardrobe with shelving and hanging rails and en-suite bathroom.

## EN-SUITE BATHROOM

Fully tiled and fitted with suite comprising of; panelled bath with thermostatically controlled shower over, WC, vanity unit with sink and mirror above. Heated towel rail. Emergency pull cord.

## BEDROOM TWO

Double second bedroom with double glazed window, this room could also be used for dining or an office, as it is currently used.

## SHOWER ROOM

Fully tiled and fitted with a modern suite comprising of; shower cubicle, WC, wash basin and mirror above. Heated towel rail.

## SERVICE CHARGE

- House Manager
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 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: £3,700.20 per annum (for financial year end 31st March 2025).

## CAR PARKING SCHEME - SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASEHOLD INFORMATION

Lease length: 125 years from 2012  
Ground rent: £495 per annum  
Ground rent review: Jan 2027

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

