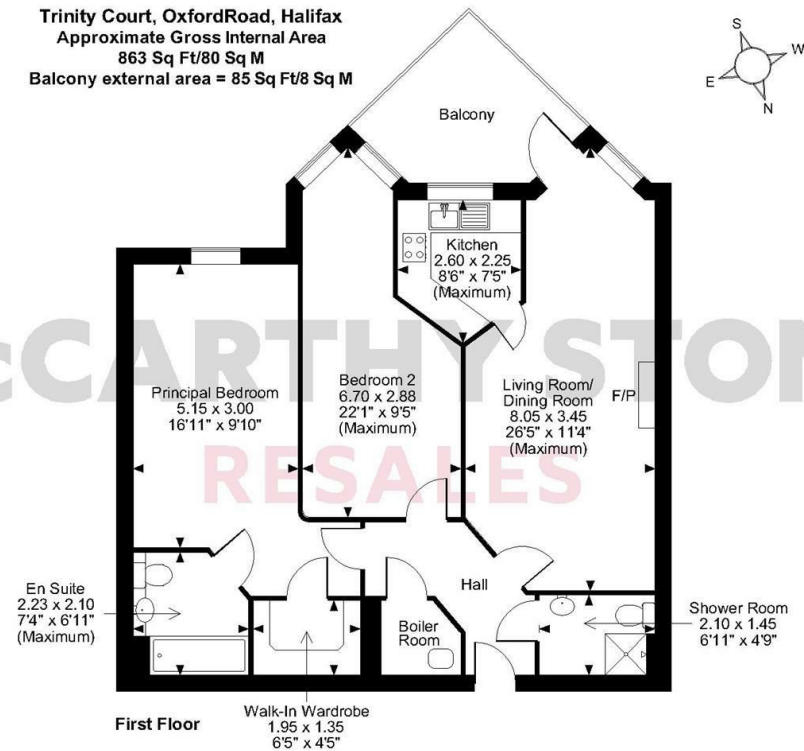


Trinity Court, Oxford Road, Halifax
 Approximate Gross Internal Area
 863 Sq Ft/80 Sq M
 Balcony external area = 85 Sq Ft/8 Sq M



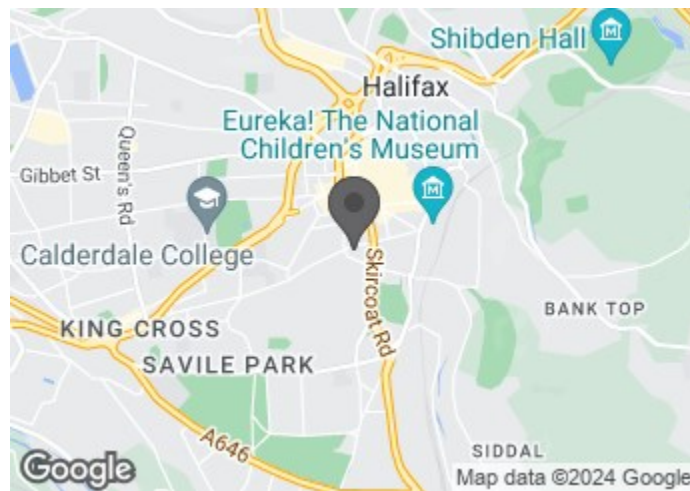
First Floor
 FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

23 TRINITY COURT OXFORD ROAD, HALIFAX, HX1 2GX



COUNCIL TAX BAND: C



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 86 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



McCARTHY STONE RESALES

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A SPACIOUS AND VERY WELL PRESENTED ENERGY EFFICIENT TWO BEDROOM SECOND FLOOR APARTMENT WHICH BENEFITS FROM A LARGE BALCONY THAT ENJOYS THE SUNSHINE THROUGHOUT THE DAY, SITUATED WITHIN A DESIRABLE McCARTHY STONE RETIREMENT LIVING DEVELOPMENT.

PRICE REDUCTION

OFFERS OVER £240,000 LEASEHOLD

For further details, please call **0345 556 4104**

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TRINITY COURT, OXFORD ROAD,

2 BEDROOMS £240,000

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 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. 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 pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard where the boiler and heating system is

located. 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 wetroom.

LOUNGE

A spacious, bright and airy south facing lounge with a feature angular double glazed window and door providing access to a sunny balcony. There is a feature electric fire and surround which acts as an attractive focal point and 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 from above. Built in hotpoint oven, 4 ring electric hob with extractor over. Built-in fridge and freezer.

PRINCIPAL BEDROOM

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

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 switch.

BEDROOM TWO

Double second bedroom with feature angular double glazed window, this room could also be used for dining or an office.

SHOWER ROOM

Fully tiled and fitted with a modern suite comprising of; walk-in shower, 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 to March 2025

CAR PARKING PERMIT 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: June 2027

ADDITIONAL INFORMATION & SERVICES

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

