



40 TRINITY COURT OXFORD ROAD, HALIFAX

Trinity Court is a superb retirement development, built in 2012 by McCarthy & Stone, and being situated in close proximity to Halifax Town centre providing excellent access to the shops and other amenities. The facilities at Trinity Court include a homeowner's lounge, a communal garden, a laundry, and an attractive guest suite with en suite facilities for the use of friends and family. Trinity Court has a dedicated House Manager, a security entrance system and 24-hour emergency call points to provide peace of mind. This attractive modern one bedroomed apartment provides delightful living accommodation within this desirable residential development and is being offered at this realistic asking price in order to encourage a prompt sale.

Price Guide: O/A £140,000

The front entrance door opens into the

ENTRANCE HALL

With fitted carpet. From the entrance hall door to

STORE/BOILER ROOM

Providing excellent storage facilities and being fitted with shelves and housing the central heating boiler.

From the Entrance Hall a door opens into the

LOUNGE WITH DINING AREA 3.45m max narrowing to 2.30m x 7.20m



This spacious Lounge has double French doors opening onto a Juliet balcony, one radiator, one TV point and a fitted carpet.

From the Lounge a door opens into the

FITTED KITCHEN 2.26m x 3.03m max



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four

ring halogen hob with extractor in stainless steel canopy above, electric fan assisted oven and grill and an

integrated fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls with a matching tiled floor, and a double-glazed window to the rear elevation.

From the Entrance Hall a door opens to the

BEDROOM 2.91m narrowing to 1.71m x 5.10m extending to 6.42m



This double bedroom has floor to ceiling double glazed windows to the rear elevation, one electric radiator, and a fitted carpet. Door to

WALK-IN WARDROBE



With hanging rails, fitted shelves and a fitted carpet, The walk-in wardrobe also provides extra storage facilities.

From the Entrance Hall a door opens to the

WETROOM



With modern three-piece suite comprising hand wash basin in vanity unit, low flush WC and shower cubicle. The wet room is fully tiled including the floor and has a Dimplex electric heater and heated towel rail.

GENERAL

The property is leasehold on a 125-year lease commencing June 2012. The ground rent is £425 per annum with a current service charge (2022) of £166.57 per month. Trinity Court has a homeowner's lounge which is ideal to meet new people and socialise with other residents' friends or family. There is a 24-hour emergency call system, a dedicated House Manager CCTV door entry and a Laundry.



TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

EXTERNAL

Trinity Court is set in communal gardens. Car parking spaces can be rented on an annual basis when available with further parking for visitors.

TO VIEW

Strictly by appointment please contact propertyatkemp&co on 01422 349222

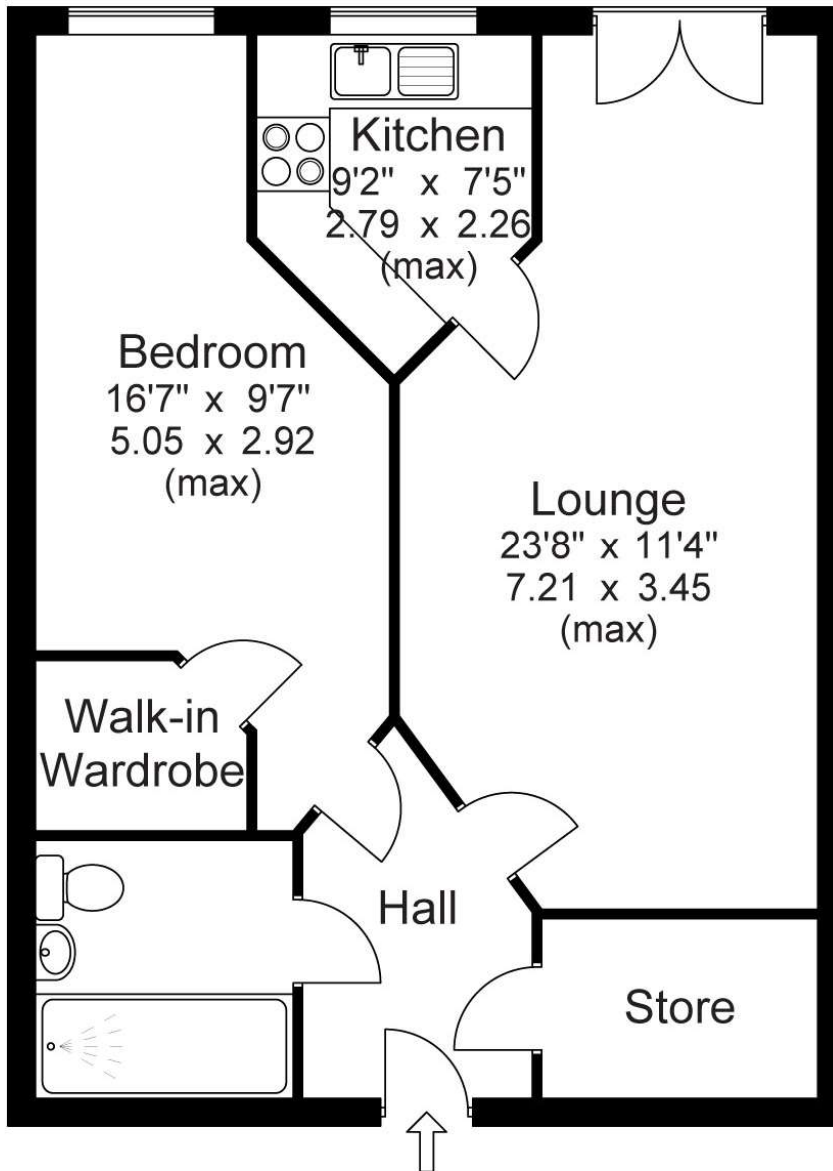
DIRECTIONS

From Halifax Town centre proceed along Harrison Road until reaching the junction with Savile Road. Proceed straight ahead into Oxford Road and Trinity Court is on the left-hand side.

SAT NAV HX1 2GX



Approx Gross Floor Area = 613 Sq. Feet
= 56.9 Sq. Metres



For illustrative purposes only. Not to scale.