



21 Trinity Court, Oxford Road, Halifax, HX1 2GX

Offers In The Region Of £200,000

- : Attractive Accommodation
- : Spacious Living Room
- : Modern Kitchen
- : Warden & 24 Hour Emergency Service
- : Guest Suite For Family & Friends
- : Extremely Convenient Location
- : 2 Bathrooms
- : Walk In Wardrobe
- : Communal Lounge & Laundry
- : Viewing essential

21 Trinity Court, Oxford Road, Halifax HX1 2GX

Welcome to this charming apartment located in the desirable retirement community of Trinity Court on Oxford Road, Halifax. Built in 2012 this modern property offers a perfect blend of contemporary living and comfort.

As you enter the apartment, you are greeted by a spacious reception room that serves as the heart of the home. This versatile space is ideal for both relaxation and entertaining, allowing you to create a warm and inviting atmosphere. The apartment features two well-proportioned bedrooms, one with an en suite shower room, a modern bathroom and a modern kitchen.

The overall layout of the apartment maximises space and light, making it feel open and airy. It is situated in a convenient location, providing easy access to local amenities, transport links, and the vibrant community of Halifax. This retirement apartment has a communal Lounge ideal for mixing with other residents, a laundry and a warden.

Do not miss the chance to make this delightful apartment your new home arrange an early appointment to view in order to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

With Dimplex electric storage heater, fitted carpet, door to a boiler room with fitted shelves providing useful storage facilities.

From the Entrance Hall a door opens into the

LOUNGE

17'1" x 12'0"

This delightful lounge has uPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect, double glazed door opening onto a Juliet balcony, feature fireplace with electric fire, Dimplex storage heater, one TV point and a fitted carpet.

From the Lounge a door opens into the

KITCHEN

7'10" x 7'1"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above, fan assisted electric oven and grill, integrated fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the rear elevation.

From the Entrance Hall a door opens into

BEDROOM TWO/ STUDY

13'5" x 8'7"

With uPVC double glazed windows to the rear elevation, Dimplex electric heater, fitted one TV point.

From the Entrance Hall a door opens into the

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and walk-in shower cubicle with shower unit. The bathroom is fully tiled including the floor and has a chrome heated towel rail and an electric heater.

From the Entrance Hall a door opens into

BEDROOM ONE

17'6" x 9'10"

This spacious double bedroom has a uPVC double glazed window to the rear elevation, one TV point, one telephone point, wall mounted electric heater and a fitted carpet. Door to walk-in wardrobe comprising hanging rails and shelves and a fitted carpet. From the Bedroom a door opens to

ENSUITE BATHROOM

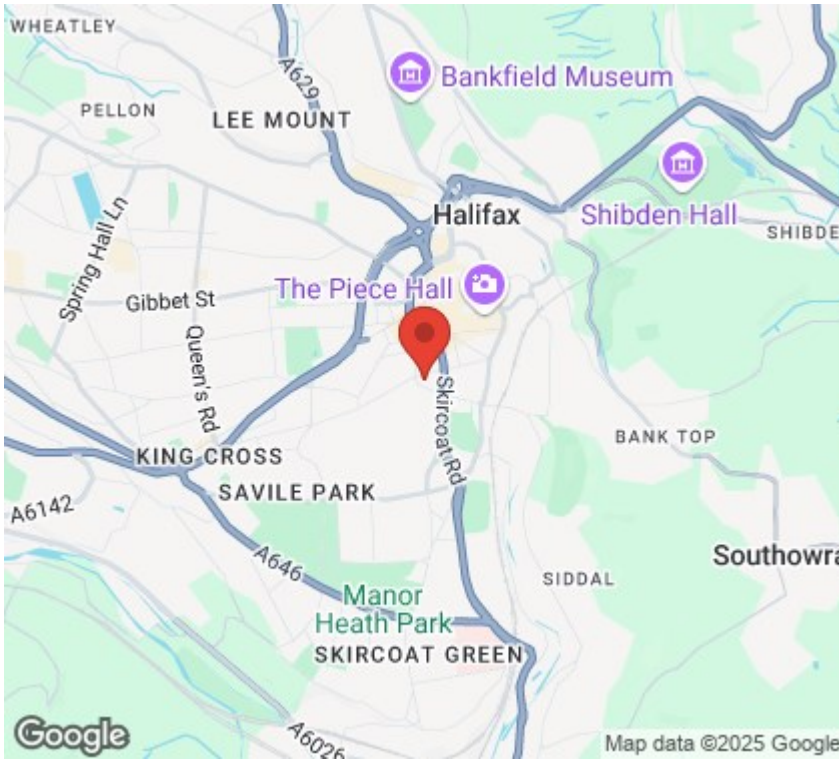
With modern white three piece suite comprising hand wash basin in vanity unit, low flush WC and panelled bath with shower unit. The en suite is fully tiled including the floor and has a door to cupboard with fitted shelves providing useful storage, electric towel rail and Dimplex electric heater.

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 (2024) of 207 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

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.



Directions

SAT NAV HX1 2GX

Viewings

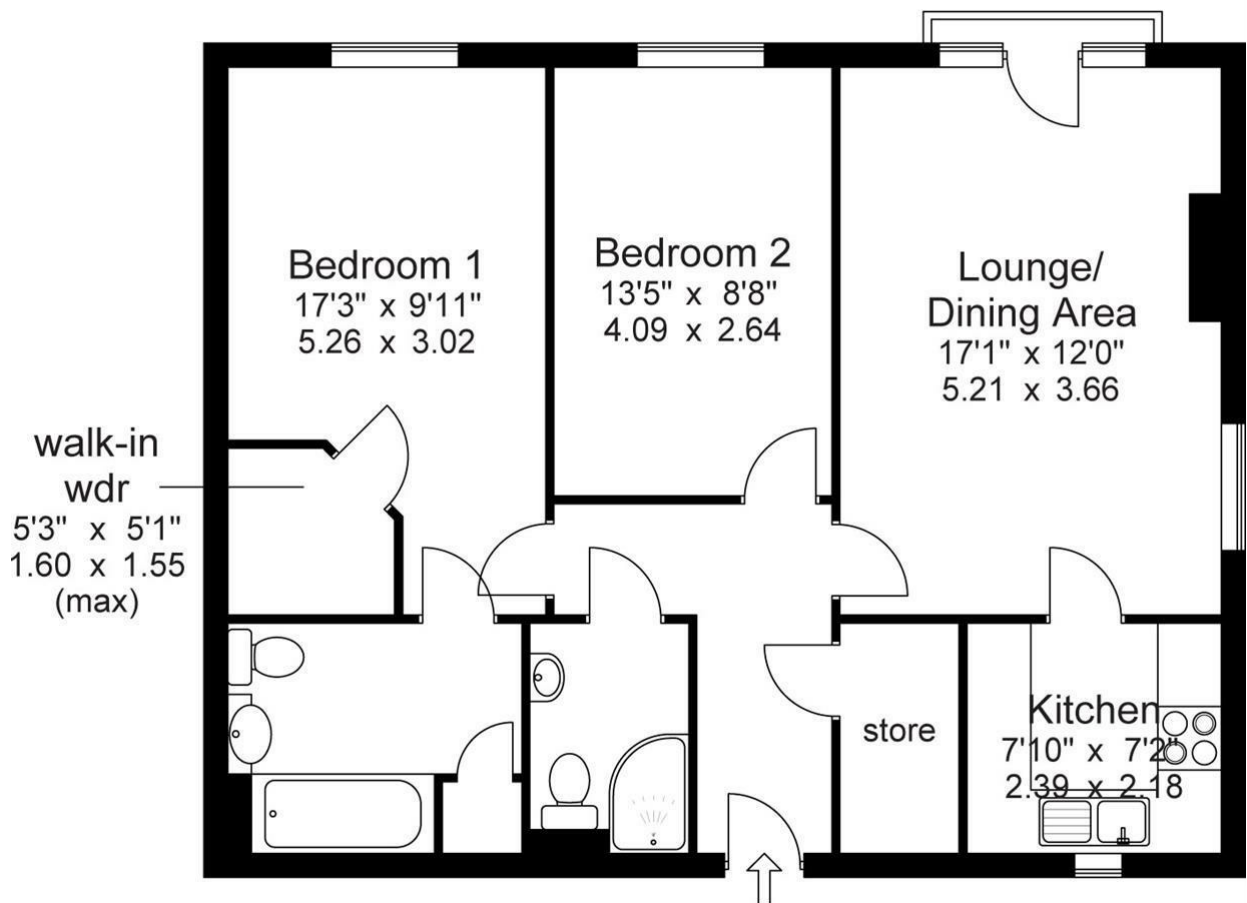
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 773 Sq. Feet
= 71.9 Sq. Metres



For illustrative purposes only. Not to scale.