

19 Abbeyfield, Ing Royde, Savile Park, Halifax, HX3 OJE

Offers Over £95,000

- : Attractive First Floor Apartment
- : Spacious Lounge With Covered Balcony
- : 2 Bedrooms
- : Communal Gardens
- : Highly Desirable Location
- : 25% Ownership
- : Modern Fitted Kitchen
- : 2 Wet Rooms
- : Over 55 Assisted Living
- : Viewing Essential

19 Abbeyfield, Ing Royde, Halifax HX3 0JE

This is a self-contained shared ownership apartment (25% ownership) set within a development run by the Abbeyfield Society Charitable organisation with a view to provide independent living for the over 55's. The Abbeyfield site staff are there to ensure that the site and its services run smoothly, creating a safe and comfortable environment for the residents. The communal facilities help to create a community feel whilst the self-contained two-bedroom en-suite apartment provides the choice of independence and privacy. The communal facilities include an on-site manager, restaurant, wellbeing area, laundry, reception area and office, lounge with TV, emergency support system and landscaped grounds. This delightful apartment has recently been re decorated to provide a most attractive residence with the benefit of all the comforts of modern living. Ing Royd, Abbeyfields is situated in one of Calderdale's premier residential locations within the heart of Savile Park. Viewing is essential



Council Tax Band: B



ENTRANCE HALL

With double doors opening to cupboard providing storage facilities, one electric heater, fitted carpet, video entry telephone system, emergency pull-cord. Door to

LOUNGE

9'6" x 18'1"

With double glazed door opening to a balcony with an attractive garden outlook, floor to ceiling double glazed window provide this room with its light and spacious aspect, one electric radiator, one TV point and a fitted carpet.

From the Lounge through to the

KITCHEN

7'10" x 8'10"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a four ring electric halogen hob and extractor in stainless steel and glazed canopy above, fan assisted electric oven and grill, integrated fridge and integrated washing machine. The kitchen has matching splash backs with complementing colour scheme to the remaining walls.

From the Entrance Hall a door opens to

BEDROOM TWO

11'3" x 6'9"

With double glazed window to the rear elevation enjoying an attractive garden outlook, one electric heater and a fitted carpet.

From the Entrance Hall a door opens to

BEDROOM ONE

18'3" max narrowing to 14'7" x 8'11"

This double bedroom has a double glazed window to the rear elevation, one electric heater, one TV point and a fitted carpet. Double doors open to built-in wardrobe facilities.

From the Bedroom a door opens to

SPACIOUS WET ROOM

With low flush WC, hand wash basin and walk-in shower. The wet room is fully tiled and has a chrome heated towel rail/radiator, inset spotlight fittings and an extractor fan.

From the Entrance Hall a door opens to the

BATHROOM

With hand wash basin with mixer tap in vanity unit, low flush WC and shower. This bathroom is a second Wet Room and is fully tiled and has inset spotlight fittings and an extractor fan.

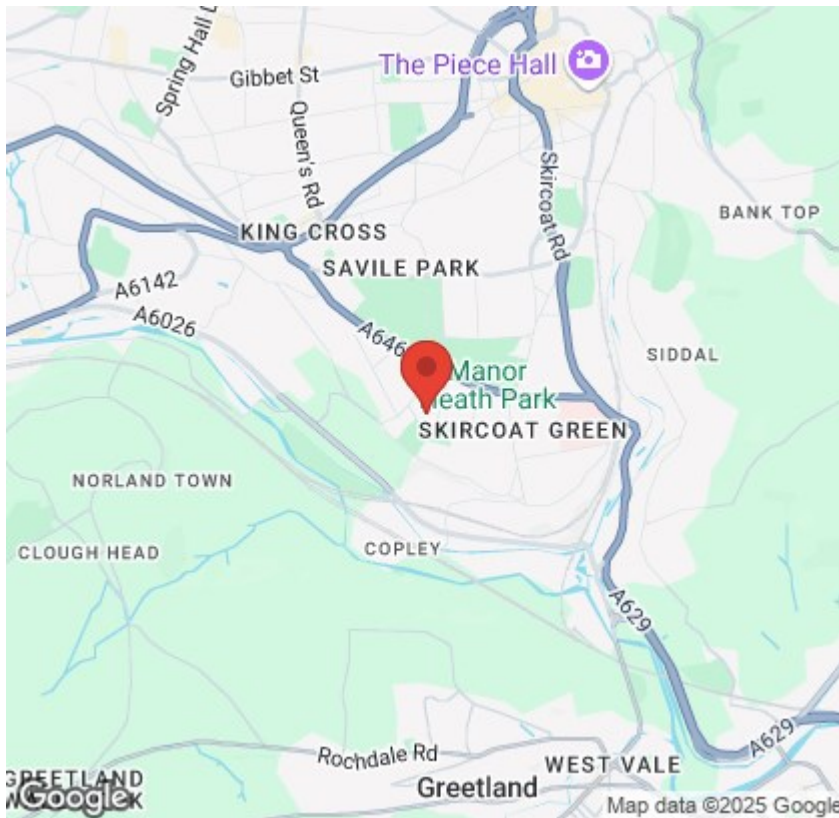
GENERAL

The property is leasehold and is a shared ownership apartment with the vendor owning 25%. The lease is 125 years commencing in 2013 and has an annual ground rent of £300. The present owners pay a fee of £1628.06 per month which we have been informed verbally by the manager at Ing Royde includes the ground rent, the rent for the remaining 75% 3 warm meals per day, water and heating to the apartment, maintenance of integrated appliances, maintenance of the property, window cleaning and communal garden maintenance. Full details of all the monthly expenses and what is included can be obtained by contacting the manager at Ing Royde on 01422 362333.

Buyers must not either in part or in full have ownership of any other property whether in this country or abroad. **SUITABILITY:** Prospective purchasers will be asked to complete application forms to include personal and financial details to be assessed against the charities criteria for ownership.

EXTERNAL

The property has a balcony/patio area which over-looks part of the beautifully presented communal gardens, being landscaped and providing very pleasant walkways and seating areas. There is parking in the general car park.



Directions

SAT NAV HX3 0JE

Viewings

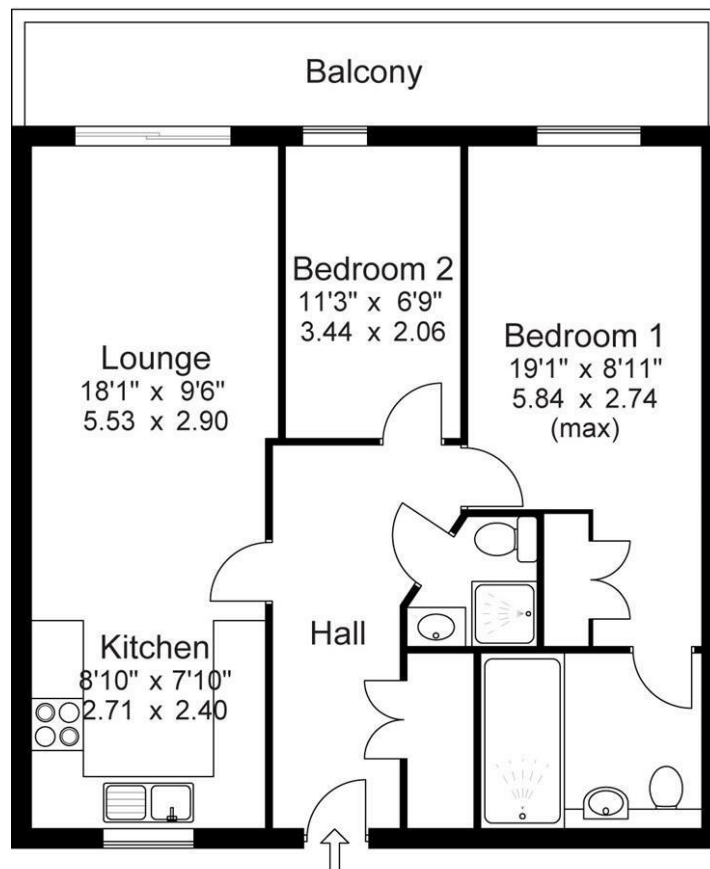
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 = 673 Sq. Feet
= 62.6 Sq. Metres



For illustrative purposes only. Not to scale.