

8 Ing Royd, Halifax, HX3 OJE

£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



## 8 Ing Royd, 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



2



2



1



B

Council Tax Band: B



### ENTRANCE HALL

A spacious entrance with radiator and useful storage cupboard. There is a "video peephole" to the entrance door and there is also a video intercom entry system and emergency pull cord.

### LOUNGE

16'2" max x 16'0"

This spacious room has a radiator, fitted carpet and door leading out to the balcony at the rear.

### KITCHEN

14'9" x 9'8"

This is a very well proportioned modern kitchen allowing space for a dining/breakfast table. There are a range of matching modern base and wall units with soft closing drawers and doors. Single drainer stainless steel sink unit with mixer tap, inset four ring electric hob with extractor hood over and built in oven. Integrated fridge and washing machine. Laminated work surfaces with matching up stands, inset ceiling spot lights and radiator.

### SHOWER ROOM

With three piece suite comprising shower cubicle with by-folding door, corner low flush wc and wash hand basin with fixture mirror over. Grab rail, tiled walls, inset ceiling spot lights and extractor.

### BEDROOM TWO

12'0" x 6'7"

This single bedroom has a radiator and window with outlook over the communal gardens.

### BEDROOM ONE

14'9" x 9'1"

This double bedroom has a radiator, built in wardrobes and window with an outlook over the communal gardens.

### EN SUITE

Having shower with grab rail, together with low flush wc and wash hand basin set in a vanity surround concealing the cistern. Complimentary tiling to the walls, chrome radiator/towel rail, mirror fronted medicine cabinet, extractor fan and inset ceiling spotlights.

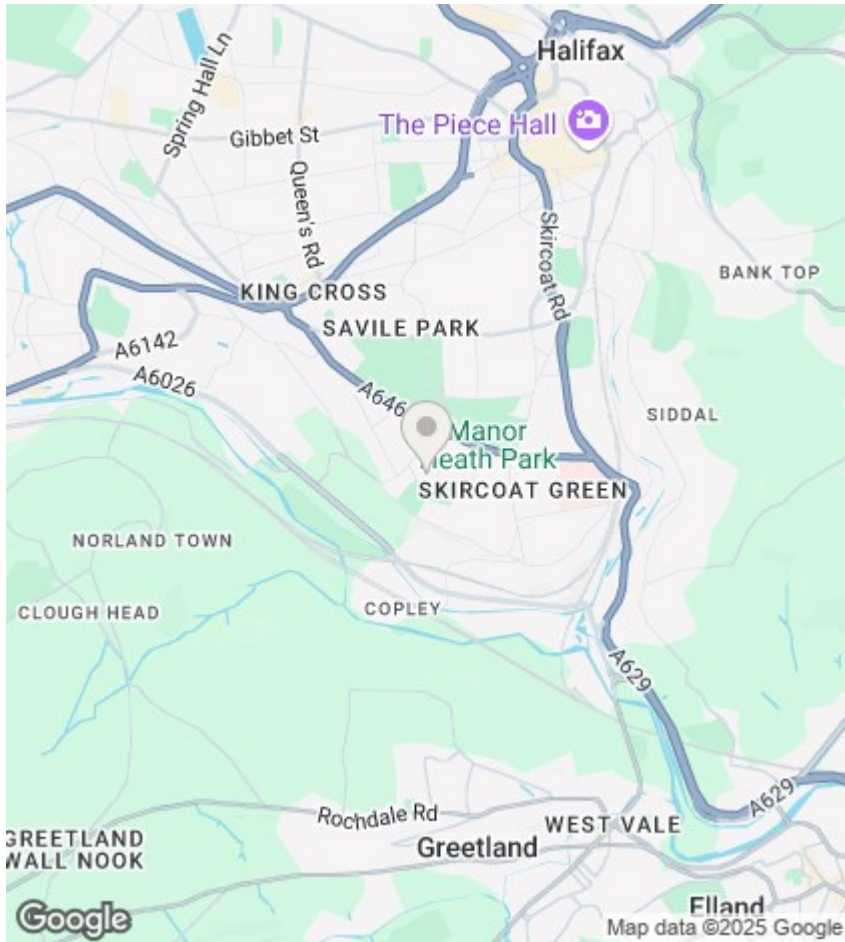
### GENERAL

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 owner-ship 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

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) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		
England & Wales		EU Directive 2002/91/EC

