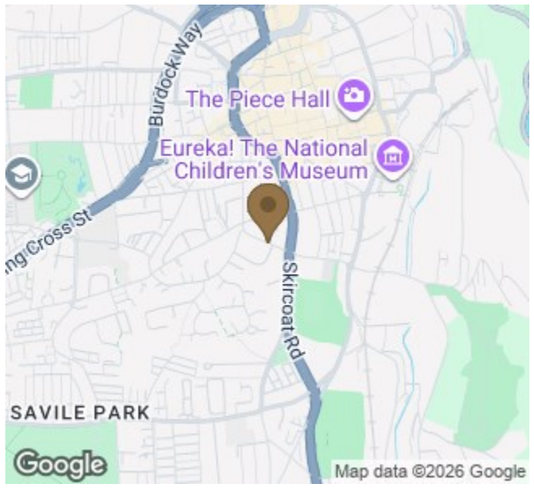
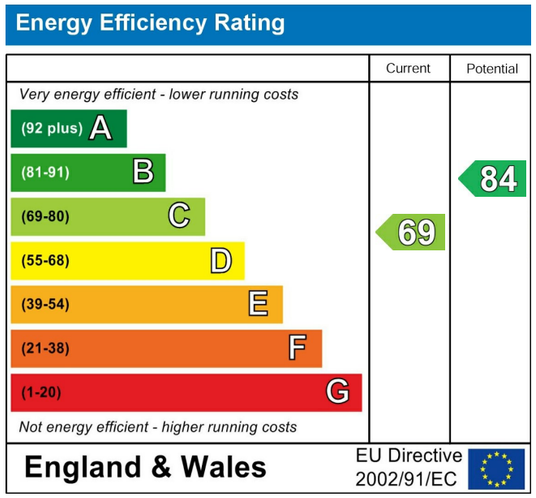
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







47 Trinity Court

Oxford Road, Halifax, HX1 2GX

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 47 Trinity Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Two bedroom, two bathroom apartment
- Balcony access from the living room & bedroom
- House Manager onsite
- Homeowners communal lounge
- 24 hour emergency system
- Guest suite
- Landscaped gardens
- Laundry room
- Mobility scooter charging point
- To arrange an appointment to view, please call 0345 556 4104.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

47 Trinity Court, Halifax

2 | 2 | Asking price £230,000

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.

Apartment Overview

A bright and well presented two bedroom, two bathroom North facing apartment, situated on the fourth floor with a balcony overlooking the communal grounds. The spacious living room has ample space for both comfortable seating and dining furniture, alongside a fitted electric fire with surround, it provides a welcoming setting for relaxing and entertaining. Access onto the balcony from the living room and bedroom.

The fully fitted, North facing kitchen includes an integrated fridge freezer, a waist-height oven with space above for a microwave, and a four-ring electric hob. The generously sized, North-facing master bedroom features a walk-in wardrobe and an en-suite bathroom with a bath, overhead shower and glass screen. The second bedroom also enjoys a sunny aspect and offers flexibility as a guest bedroom, study, separate dining room or hobby room. A further shower room, accessed from the hallway, includes a walk-in shower with a glass screen and support rails.

Social Lifestyle

The Communal Lounge is at the heart of the community at Trinity Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Landscaped Gardens 1

Trinity Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

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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.
Annual Service Charge: £4,328.67 for financial year ending 31/03/2027.

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.

Additional Information & Services

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

Leasehold Information

Lease length: 125 years from 2012
Ground rent: £495 per annum
Ground rent review: June 2027













