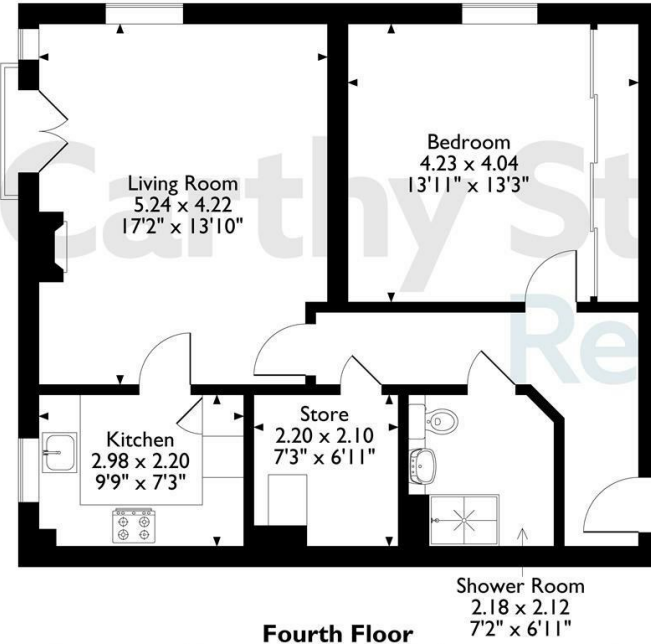
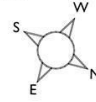


46 Trinity Court, Oxford Road, Halifax  
Approximate Gross Internal Area  
66 Sq M/710 Sq Ft



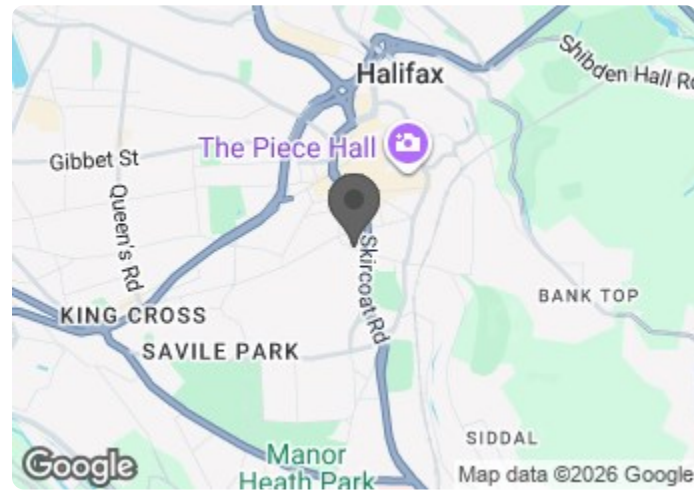
The position & size of doors, windows, appliances and other features are approximate only.  
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**46 Trinity Court**

Oxford Road, Halifax, HX1 2GX



Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>85</b>
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Offers over £165,000 Leasehold**

A bright and spacious one bedroom corner retirement apartment, situated on the fourth floor. JULIETTE BALCONY overlooking the garden side in this age exclusive MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Nicely presented, ready to move into. Located close to Halifax centre shops and amenities.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Trinity Court, Oxford Road, Halifax

1 bed | £165,000

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, bedroom and separate shower room. The development includes landscaped gardens and a Homeowners' lounge with a computer and HD television and is 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.

## Local Area

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. The famous 'Borough Market' located in the town centre is open 6 days a week.

## Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector,

apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedroom and bathroom.

## Lounge

Spacious double aspect lounge with feature fire surround and electric fire. Patio door to Juliet Balcony overlooking communal grounds with a southerly aspect. There is ample space for dining. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets. Partially glazed door lead onto a separate kitchen.

## Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and window above. Eye level oven, ceramic hob, cooker hood and integral fridge, freezer and under pelmet lighting.

## Bedroom

A bright and spacious double bedroom, double glazed window. Ceiling light, TV and phone point. This room has the benefit mirror fronted fitted wardrobes that have plenty of hanging and storage space.

## Shower Room

Fully tiled and fitted with suite comprising of level access shower double shower with glass screen and hand rail. Low level WC, vanity unit, sink with mono block lever taps and mirror above. Electric shaver socket, heated towel rail and extractor fan.

## Service Charge

- 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

Annual service charge: £2,604.77 or financial year ending 31/03/2026.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## 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.

## Lease Information

125 years from 2012

Ground rent: £425 per annum

Ground rent review: June 2027

Managed by: McCarthy and Stone Management Services

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

