Excellent

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McCarthy & Stone
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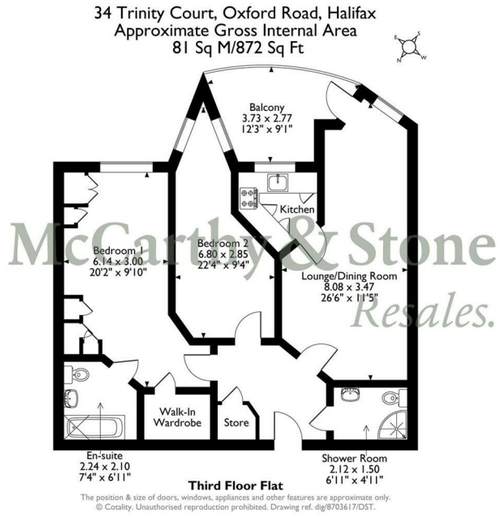

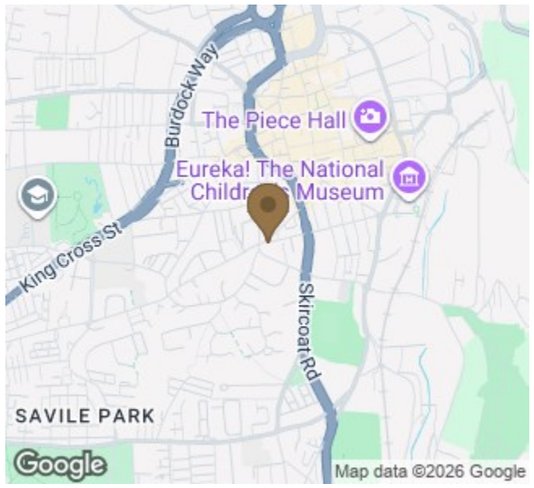

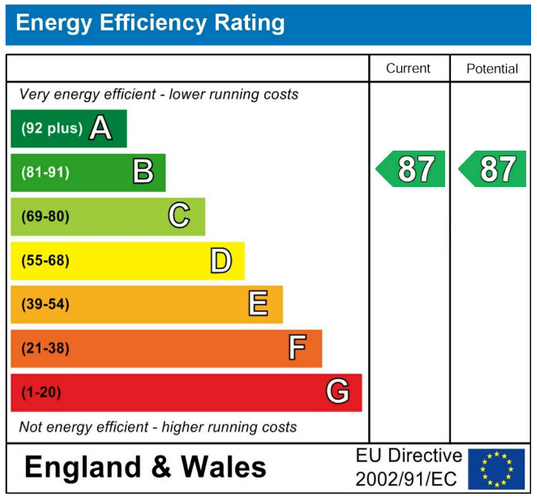

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

34 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 34 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:

- 2 bedroom / 2 bathroom apartment
- Walk out balcony
- House Manager onsite
- 24 hour Careline
- Great location for Halifax centre amenities
- Guest suite for friends and family
- Landscaped gardens
- Homeowners communal lounge
- Mobility scooter charging point
- To arrange an appointment to view, please call 0345 556 4104.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 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, bathroom and separate shower room. The walk out balcony offers a sunny aspect with southerly views.

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.

Entrance Hall

Front door with spy hole leads to the spacious entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing the Gledhill water heater and Vent Axia air recovery system. 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, bedrooms and shower / wetroom.

Lounge

A spacious, bright and airy lounge with a feature angular double glazed window and door providing access to a south facing balcony. There is a feature electric fire and surround which acts as an attractive focal point and ample room for dining. TV and telephone points. Ceiling light, fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

A modern fitted kitchen with a range of low and eye level units and drawers with a roll top work surface, tiling to splash backs and tiled flooring. Stainless steel sink with mixer tap, drainer and double glazed window overlooking communal gardens from above. Built in hotpoint oven, 4 ring electric hob with extractor over. Built-in fridge and freezer.

Bedroom One

A generously sized master bedroom, with the benefit of a spacious walk-in wardrobe with shelving and hanging rails and en-suite bathroom. The bedroom has the added benefit of a comprehensive range of fitted storage space incorporating wardrobes, cupboards, drawers and overhead storage.

En-suite Bathroom

Fully tiled and fitted with suite comprising of; panelled bath with thermostatically controlled shower over, WC, vanity unit with sink and mirror above. Heated towel rail. Emergency pull cord.

Bedroom Two

Double second bedroom with feature angular double glazed window, this room could also be used for dining or an office, as it is currently used.

Shower Room

Fully tiled and fitted with a modern suite comprising of; shower cubicle, WC, wash basin and mirror above. Heated towel rail.

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

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

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.

Car Parking 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.

Leasehold Information

Lease : 125 years from 1st June 2012
Ground rent: £495 per annum
Ground rent review: 1st June 2027