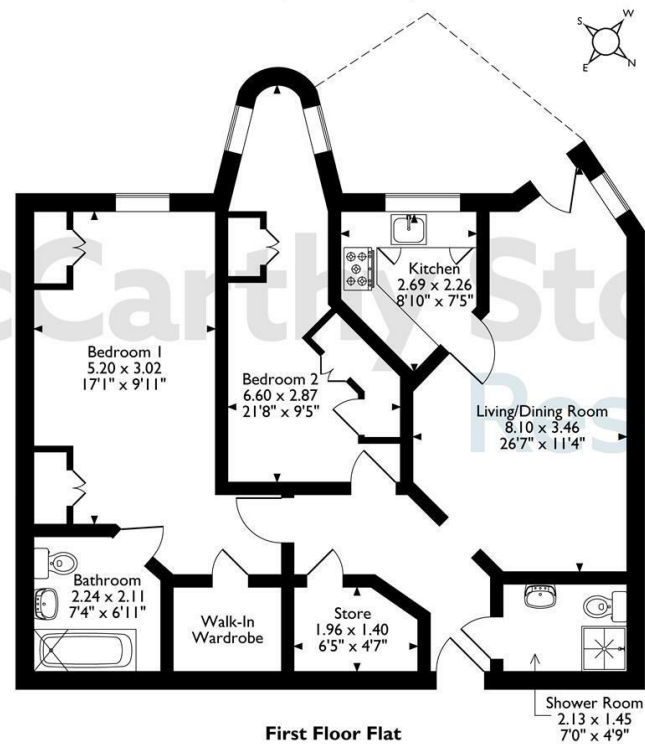
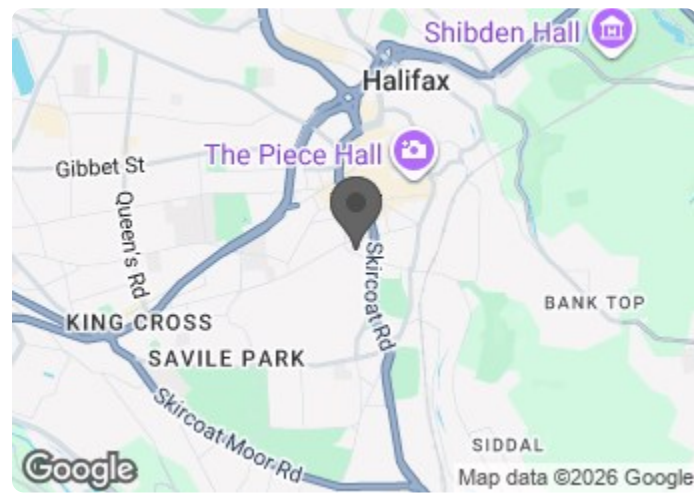


11 Trinity Court, Oxford Road, Halifax
Approximate Gross Internal Area
78 Sq M/840 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	87
(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	

11 Trinity Court

Oxford Road, Halifax, HX1 2GX



Asking price £250,000 Leasehold

A beautifully presented two bedroom, two bathroom retirement apartment. Situated in the first floor, close to a lift with a spacious South/West facing balcony overlooking the communal grounds.

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 reproduction is prohibited.



Trinity Court, Oxford Road, Halifax

2 bed | £250,000

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.

Entrance Hall

Front door with spy hole leads to the spacious entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard where the boiler and heating system is located. 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 wetroom.

Lounge

A spacious, bright and airy South/West facing lounge with a feature angular double glazed window and door providing access to a sunny balcony. There is 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 from above. Built in hotpoint oven, 4 ring electric hob with extractor over. Built-in fridge and freezer.

Main Bedroom

A generously sized master bedroom, with the benefit from built in cupboards and wardrobe with plenty of storage and hanging space. Separate doors leads to an en-suite.

En-suite Bathroom

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

Bedroom Two

Double second bedroom with feature angular double glazed window. Built in cupboards with plenty of storage space, this room could also be used for dining or an office.

Shower Room

Fully tiled and fitted with a modern suite comprising of; walk-in shower, 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

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 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 1st June 2012
Ground rent: £495 per annum
Ground rent review: 1st Jun 2027

