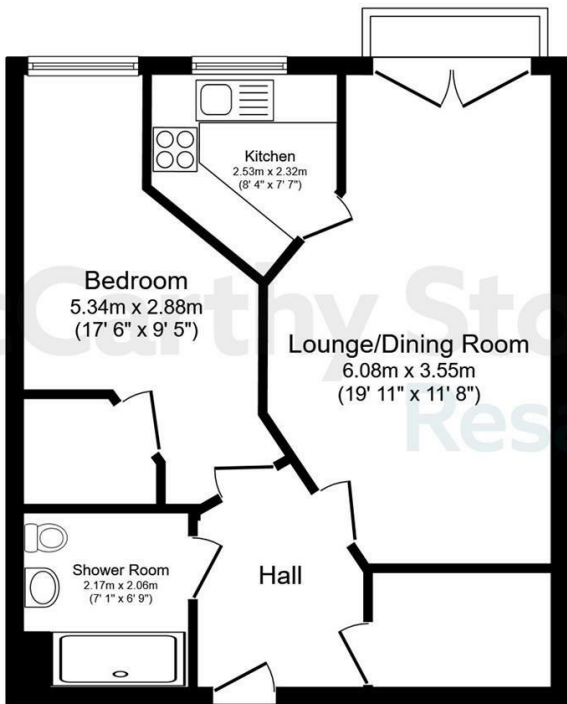


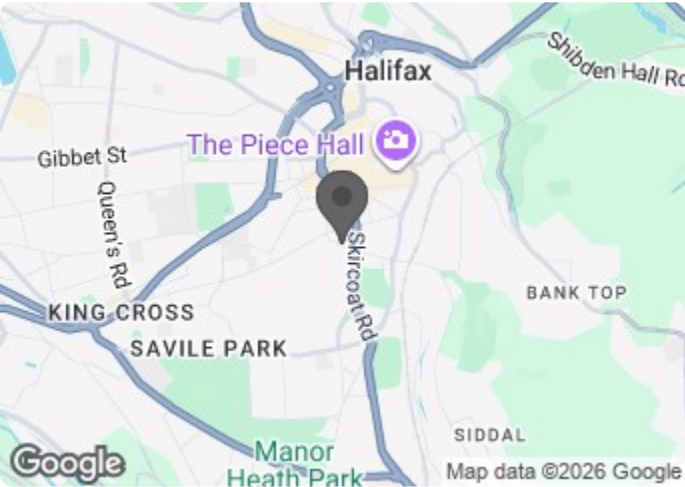
36 Trinity Court

Oxford Road, Halifax, HX1 2GX



Total floor area 50.0 sq.m. (538 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



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

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Asking price £150,000 Leasehold

A SPACIOUS WELL PRESENTED ONE BEDROOM THIRD FLOOR APARTMENT with JULIETTE BALCONY overlooking the communal grounds 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.

Trinity Court, Oxford Road, Halifax

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 (a short 5 minute walk) 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 airy south facing lounge with feature fire surround and electric fire. Patio door to Juliet Balcony overlooking communal grounds with commanding views over the surrounding hills and area. There is ample space for dining. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets. Partially glazed door leads 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

Bright double bedroom with window. Ceiling light, TV and phone point. This room has the benefit of a walk in wardrobe with hanging rail and shelving.

Shower Room

Fully tiled and fitted with suite comprising of level access double shower with a glass screen and hand rail. Low level WC, vanity unit, sink

1 bed | £150,000

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: £2,885.78 for financial year ending 31/03/2027.

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

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

