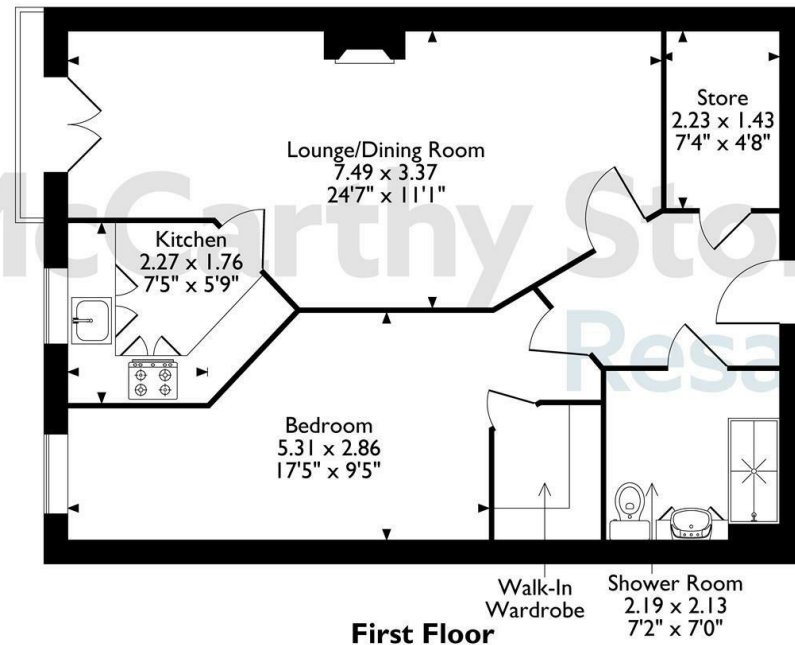
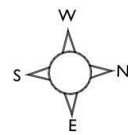
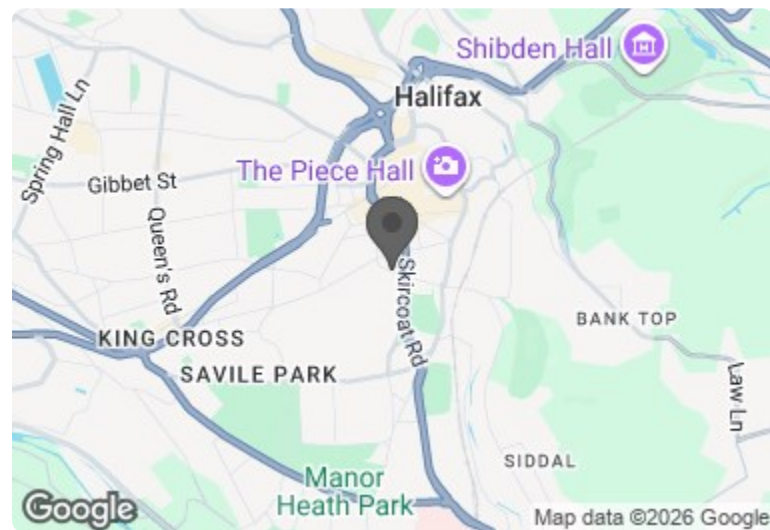


14 Trinity Court, Oxford Road, Halifax
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	88
		EU Directive 2002/91/EC	

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

14 Trinity Court

Oxford Road, Halifax, HX1 2GX

PRICE REDUCED



PRICE REDUCTION

Asking price £135,000 Leasehold

A spacious, beautifully presented first floor apartment with a SOUTHERLY ASPECT and Juliet balcony from the lounge. In excellent condition and ready to move into. Trinity Court is an age exclusive MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S.

Located close to Halifax centre shops and amenities.

****Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information****

Call us on 0345 556 4104 to find out more.



Trinity Court, Oxford Road, Halifax

1 Bed | £135,000

PRICE
REDUCED

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, a new boiler has been installed last year. 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 south facing lounge with Juliet balcony overlooking the front elevation. The room provides ample space for dining. TV and telephone points, two ceiling lights and 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 with blind. Eye

level oven, ceramic hob, cooker hood and integral fridge, freezer and under pelmet lighting.

Bedroom

Double bedroom with large south facing window allowing lots of natural light in. TV and telephone points, ceiling light and raised electric power sockets. This room has the benefit of a door leading to a walk in wardrobe housing shelving and hanging rails.

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

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.

Annual service charge: £2,885.78 for financial year ending 31st March 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.

Lease Information

125 years from 2012

Ground rent: £425 per annum

Ground rent review: June 2027

Managed by: McCarthy and Stone Management Services

Moving Made Easy & Additional Information

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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Fibre to the Cabinet Broadband & Cooper Broadband available
 - Mains water and electricity
 - Electric room heating
 - Mains drainage

