McCarthy & Stone
RESALES

20 Trinity Court, Oxford Road, Halifax, HX1 2GX
Asking price £167,500 LEASEHOLD

For further details
please call 0345 5564104

20 Trinity Court, Oxford Road, Halifax, HX1 2GX

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR.

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 home to in excess of 120 stalls and is open 6 days of week.

Entrance Hall

Front door with spy hole leads to the large 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. 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 lounge with Juliet balcony towards communal gardens and Prescott Street. There is ample space for dining and also benefits from a feature electric fire and surround which acts as an attractive focal point. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully tiled and 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

Double bedroom with a floor to ceiling window with aspect toward Prescott Street. Ceiling lights, TV and phone point. This room as the benefit of a door to a walk in wardrobe housing shelving and hanging rails.

Shower Room

Fully tiled and fitted with suite comprising of level access shower, 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

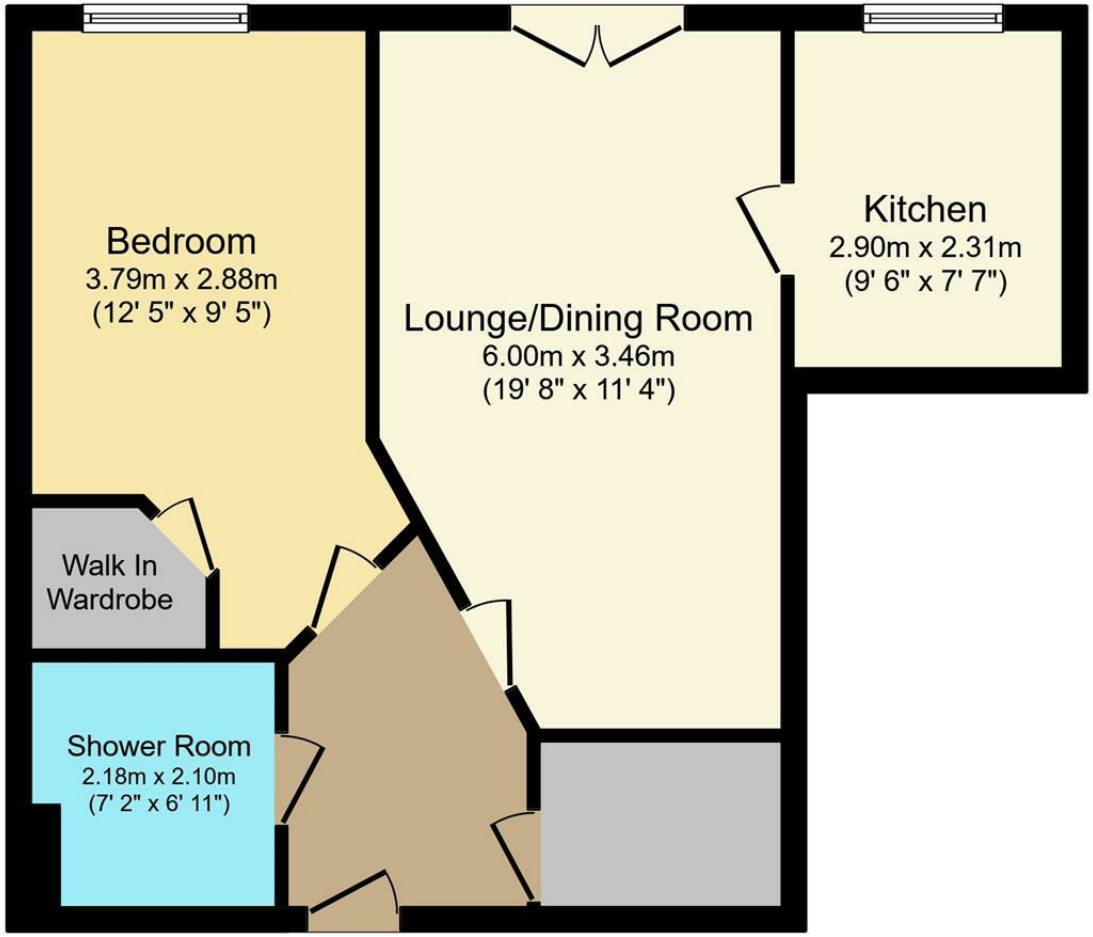
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out 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 usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

125 years from 2014



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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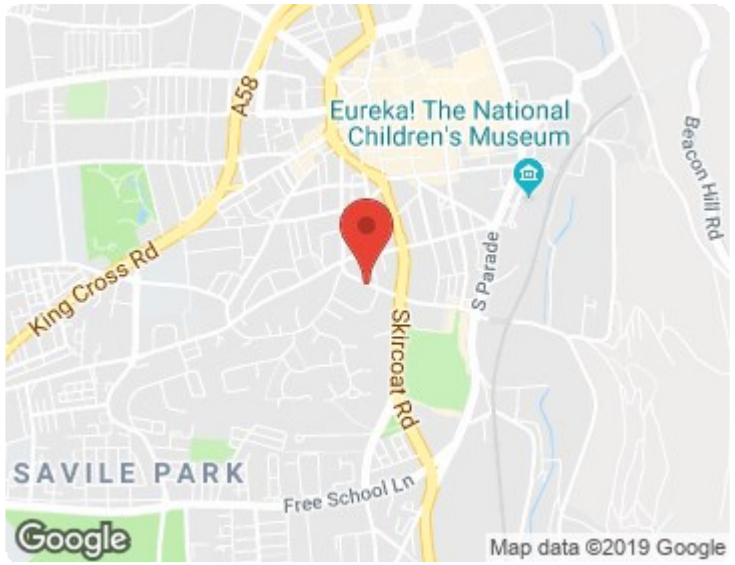

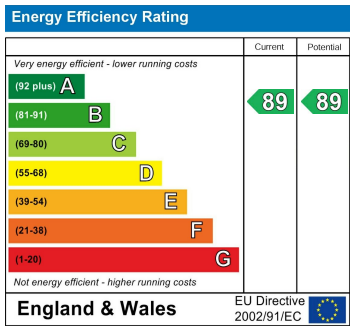

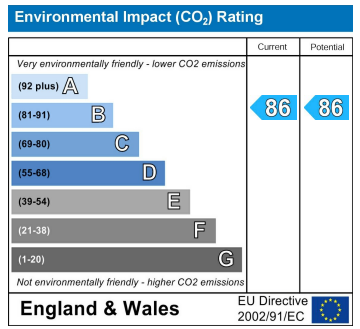

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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