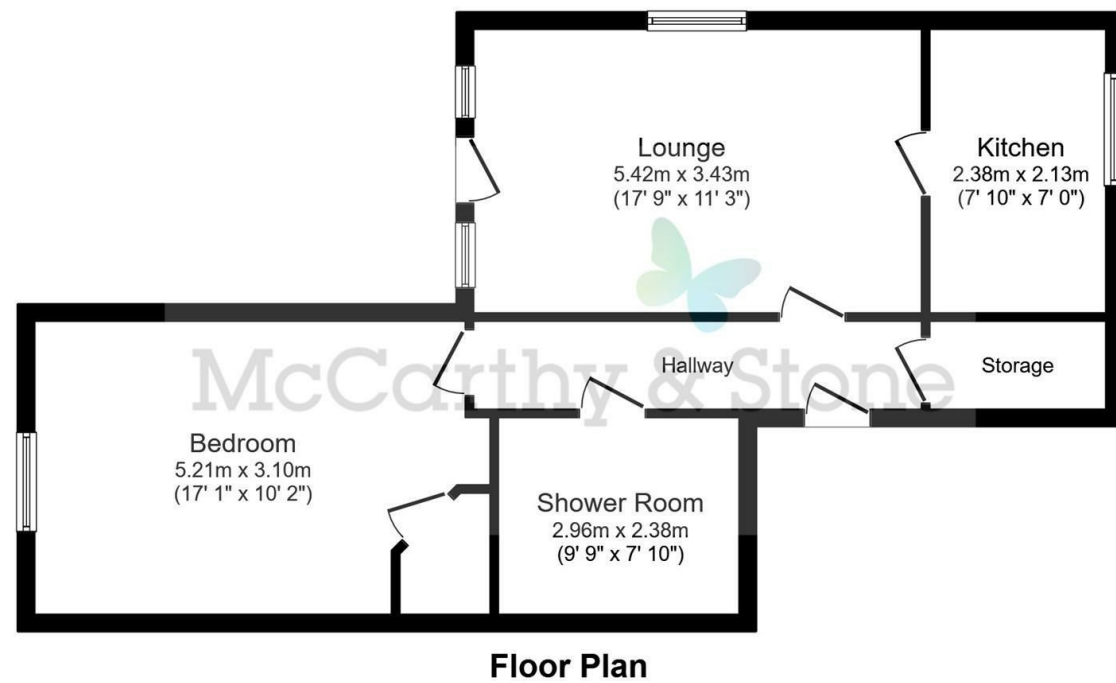


# McCARTHY STONE RESALES

**51 TRINITY COURT,  
OXFORD ROAD, HALIFAX, HX1 2GX**



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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

## COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>89</b>	<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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A WELL PRESENTED ONE BEDROOM CORNER APARTMENT with JULIET BALCONY on the TOP FLOOR of this delightful and popular McCARTHY STONE DEVELOPMENT for the OVER 60'S. Town centre shops, amenities and transport links within easy reach.

**PRICE REDUCTION**

**ASKING PRICE £150,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# TRINITY COURT, OXFORD ROAD,

# 1 BEDROOMS £150,000

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 shower room.

## LOUNGE

Spacious south west facing lounge benefiting from a Juliet balcony overlooking communal gardens and additional side window making this room bright and airy. There is ample space for dining, TV and telephone points, ceiling light, fitted carpets, raised electric power sockets. Partially glazed door 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 which faces south west has a window overlooking communal gardens. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets. Door to a walk in wardrobe housing shelving and hanging rails.

## SHOWER ROOM

Fully tiled and fitted with suite comprising of level access 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. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £1,998.84 pa. (for financial year end 31/03/2023)

## 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.

## LEASEHOLD

125 years from 2014

