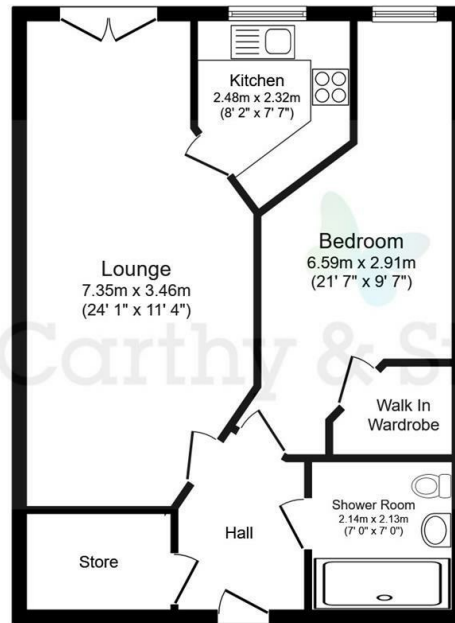


McCARTHY STONE RESALES

41 TRINITY COURT OXFORD ROAD, HALIFAX, HX1 2GX



Total floor area 57.9 sq.m. (623 sq.ft.) approx
Printed Contact Details...
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



A ONE BEDROOM fourth floor APARTMENT with JULIET BALCONY situated within a MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Nicely presented, ready to move into. Located close to Halifax centre shops and amenities.

PRICE REDUCTION

ASKING PRICE £152,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

TRINITY COURT, OXFORD ROAD,

1 BEDROOMS £152,000

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 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 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, ceiling light, fitted carpets, 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. Eye level oven, ceramic hob, cooker hood and integral fridge, freezer and under pelmet lighting.

BEDROOM

Double bedroom with window with aspect toward Prescott Street. Ceiling light, TV and phone point. This room has the benefit of 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.

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 INFORMATION

Lease Length: 125 years from 2014
Ground rent: £425 per annum
Managed by: McCarthy and Stone Management Services

