



## 7 ING ROYDE BROOMFIELD AVENUE, SAVILE PARK

This is a self-contained shared ownership apartment set within a development run by the Abbeyfield Society Charitable organisation with a view to provide independent living for the over 55's. The Abbeyfield site staff are there to ensure that the site and its services run smoothly, creating a safe and comfortable environment for the residents. The communal facilities help to create a community feel whilst the self-contained two-bedroom en-suite apartment provides the choice of independence and privacy. The communal facilities include an on-site manager, restaurant, wellbeing area, laundry, reception area and office, lounge with TV, emergency support system and landscaped grounds. Ing Royde is situated in one of Calderdale's premier residential locations within the heart of Savile Park. Viewing is essential

Price Guide: 0/0 £85,000



The front entrance door opens into the

### ENTRANCE HALL

With video intercom telephone system and warden alert cord, one radiator, fitted carpet, double doors open to cupboard housing the central heating control panel and providing useful storage facilities.

From the Entrance Hall door to

### SHOWER ROOM

With modern three-piece suite comprising hand wash basin with mixer tap, low flush WC and walk-in shower cubicle with overhead shower unit. The shower room is fully tiled and has an extractor fan and inset spotlight fittings.

From the Entrance Hall a door opens into the

### LIVING ROOM 5.21m x 4.71m max



With TV and telephone points, one radiator with thermostat and a fitted carpet. Double glazed door opens onto South/Southeast facing balcony enjoying an attractive garden outlook.

From the Living Room through to the

### MODERN FULLY FITTED KITCHEN 4.34m x 2.40m max



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, integrated fridge, integrated washing machine, integrated dishwasher, four ring halogen hob with matching stainless-steel splash back, extractor in stainless steel and glazed canopy above, and a fan assisted electric oven and grill. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, and one radiator.

From the Entrance Hall a door opens into

### BEDROOM TWO 3.72m x 2.05m



This second bedroom has a double-glazed window to the rear elevation enjoying an attractive garden outlook. Sliding doors open to built-in wardrobes with fitted shelves, one radiator and a fitted carpet.

From the Entrance Hall a door opens into

### BEDROOM ONE 4.52m x 2.75m



This double bedroom has a double-glazed window to the rear elevation taking full advantage of the attractive garden view this apartment enjoys. Double doors open into built-in wardrobe, one radiator, one telephone point, one TV point and a fitted carpet.

From the Bedroom a door opens into

### EN SUITE WET ROOM 2.60m x 2.05m



With modern three-piece suite comprising hand wash basin with mixer tap, low flush WC and large walk-in shower cubicle with handheld shower unit. This attractive spacious en suite is fully tiled and has an extractor fan, mirrored cabinet, shaver point, inset spotlight fittings to the ceiling, and a chrome heated towel rail/radiator.

### EXTERNAL



The property has a balcony/patio area which overlooks part of the beautifully presented communal gardens, being landscaped and providing very pleasant walkways and seating areas. There is also a car park but no allocated parking to the apartment.

### IMPORTANT INFORMATION:

Purchasing this 25% share means that there is a monthly rental on the remaining 75%

### SUITABILITY:

Prospective purchasers will be asked to complete application forms to include personal and financial details to be assessed against the charities criteria for ownership.

### RENT

LEASE TERMS: 125 YEARS

GROUND RENT £300 per annum payable monthly £25

CORE RENT: £322.66 per month for the remaining 75%

LEASE FUND: £66.51 per month

### SERVICE CHARGE:

£799.41 per month: The service charge is reviewed annually and includes the following: HEATING, HOTWATER & WATER SUPPLY TO THE APARTMENT, A DAILY HOME COOKED LUNCH IN THE ON-SITE RESTAURANT, CORE SITE STAFF, GENERAL SERVICE OVERHEADS, COMMUNAL UTILITIES, GROUNDS & PROPERTY MAINTENANCE, SECURITY SYSTEMS & WINDOW CLEANING.

If you need to know any other information about fees or services provided by Ing Royde please contact the Manager Carol Airtton On 01422 362333

### COUNCIL TAX BAND: B

### VIEWING:

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

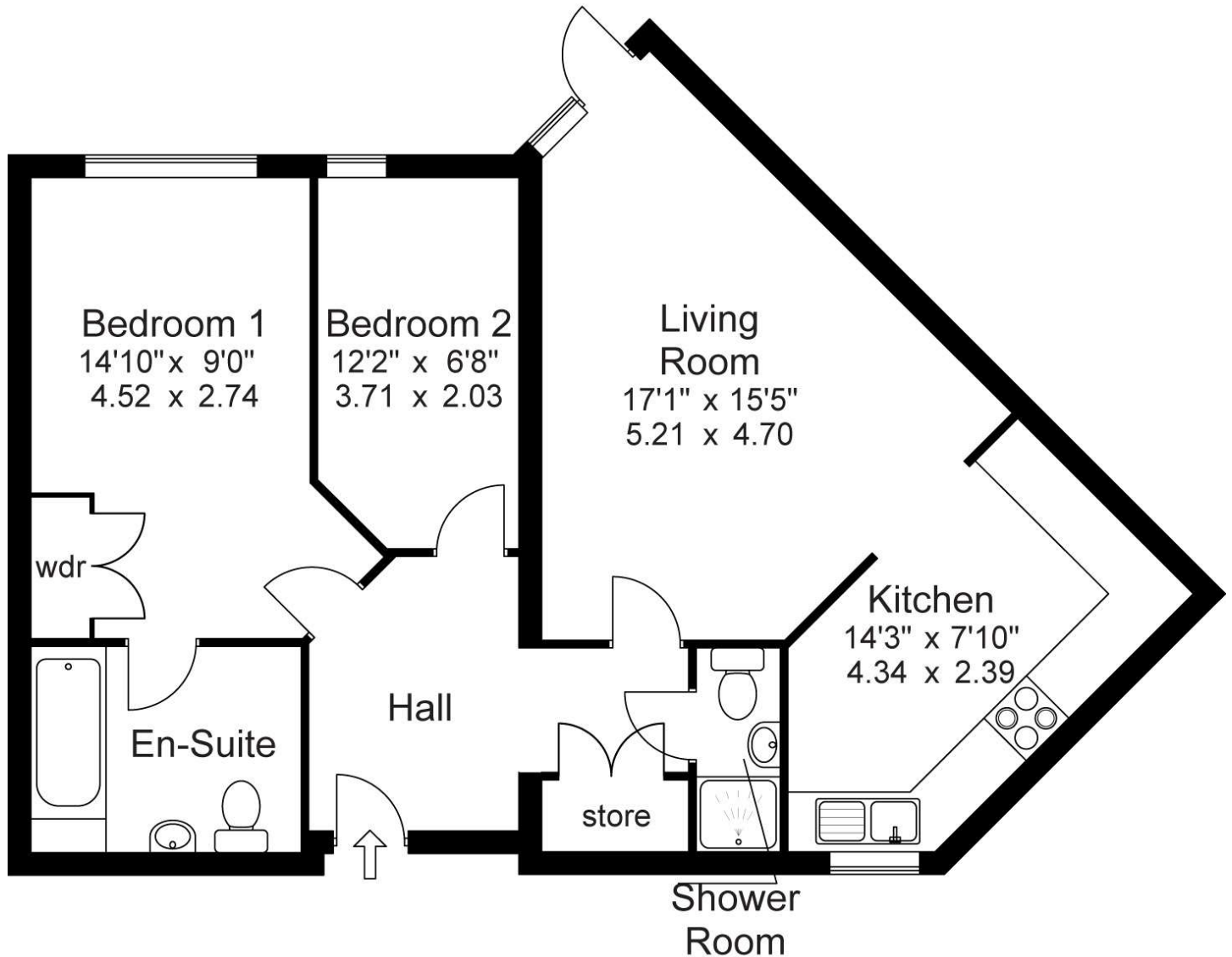
### DIRECTIONS:

Leave Halifax via Skircoat Road and at the Prince Albert Memorial turn right onto Heath Road. At the traffic lights turn right onto Free School Lane and at the next set of traffic lights turn left onto Savile Park Road. At the end of Savile Park Road continue straight ahead to the traffic lights at Birdcage Lane and then first left onto Broomfield Avenue where the entrance to Ing Royde is on the right-hand side.





Approx Gross Floor Area = 749 Sq. Feet  
= 69.43 Sq. Metres



For illustrative purposes only. Not to scale.