



## 12 ING ROYDE, BROOMFIELD AVENUE, SAVILE PARK, HALIFAX

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. This delightful apartment has recently been re-decorated to provide a most attractive residence with the benefit of all the comforts of modern living. Ing Royd, Abbeyfields is situated in one of Calderdale's premier residential locations within the heart of Savile Park. Viewing is essential

**Price Guide: 0/0 £225,000**

**The front entrance door opens into Savile Park ENTRANCE HALL**

With video intercom entry system and Warden pull chord system, one double radiator and double doors to a store cupboard with fitted shelves.

From the Entrance Hall door opens into the

**SPACIOUS LOUNGE AND DINING ROOM 23'3 x 9'7**



With double glazed picture window to the rear elevation enjoying an attractive garden outlook and access to a covered balcony. One radiator, one TV point one telephone point, and a fitted carpet.

From the Lounge and Dining Area through to the

**KITCHEN 7'10 x 8'6**



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, four ring halogen hob with extractor in stainless steel and glazed canopy above with matching splash back, electric fan

assisted oven and grill, integrated fridge and integrated washing machine. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling.

From the Entrance Hall a door opens into

**BEDROOM TWO 11'3 x 6'9**



With uPVC double glazed window to the rear elevation, one radiator and a fitted carpet. From the Entrance Hall a door opens into

**BEDROOM ONE 14'6 x 8'9**



With double glazed windows to the rear elevation enjoying attractive garden outlook, one radiator, one TV point, one telephone point, and a fitted carpet. Double doors to built-in wardrobe.

From the Bedroom a door opens into the

## EN SUITE SHOWER ROOM



With three piece suite comprising hand wash basin and low flush WC and a fully tiled walk-in shower cubicle and shower unit. The en suite is fully tiled and has inset spotlight fittings to the ceiling, chrome heated towel rail/radiator, shower point and mirrored cabinet. Extractor fan. From the Entrance Hall a door opens into

## WET ROOM



With hand wash basin with mixer tap, low flush WC and walk-in shower which is fully tiled.

## 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 parking in the general car park.

### IMPORTANT INFORMATION:

Purchasing this 75% share means that there is a monthly rental on the remaining 25% of £251.35

### PROPERTY OWNERSHIP:

Buyers must not either in part or in full have ownership of any other property whether in this country or abroad. 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.

LEASE TERMS: 125 YEARS FROM 2013 GROUND RENT: £300 per annum payable monthly

### SERVICE CHARGE:

We have been informed verbally that the service charge is £979.17pcm. The Lease Fund is £81.21pcm. The service charge/reserve fund 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.

### COUNCIL TAX BAND: B

### VIEWING:

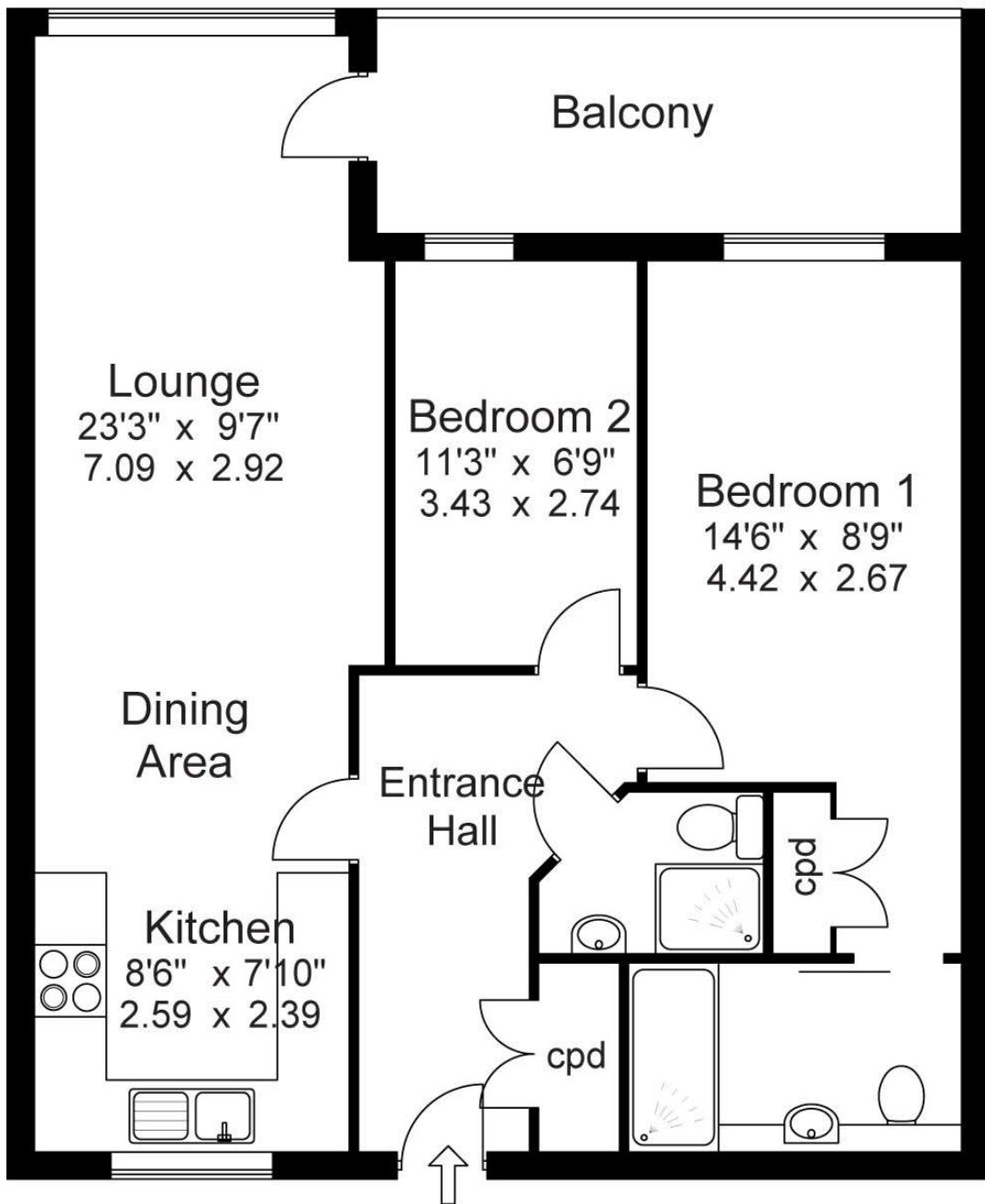
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### 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 = 692 Sq. Feet  
= 64.2 Sq. Metres



For illustrative purposes only. Not to scale.