

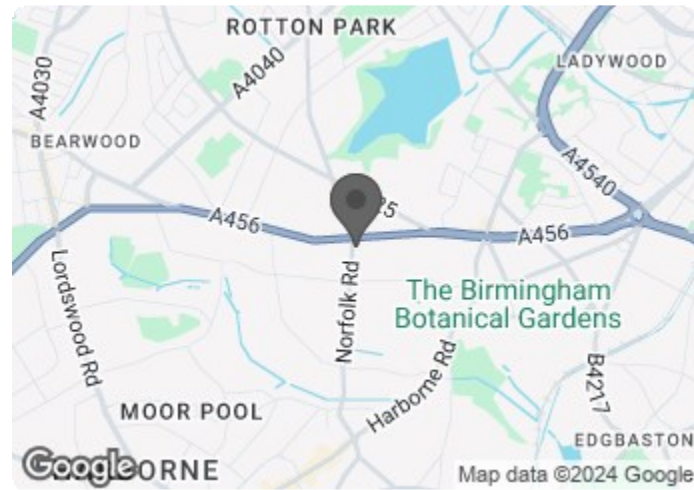
Total floor area 69.8 sq.m. (751 sq.ft.) approx

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: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

### 3 Ryland Place

Norfolk Road, Birmingham, B15 3PU



**Asking price £270,000 Leasehold**

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF RYLAND PLACE - BOOK NOW!

\*PART EXCHANGE SCHEME AVAILABLE - PLEASE CONTACT US FOR DETAILS\*

A delightful TWO BEDROOM ground floor apartment in our prestigious RYLAND PLACE development. Part of our retirement living plus range of properties.

The apartment has the added benefit of a SOUTH FACING PATIO looking out directly onto the gardens.

\*\*Our vendors have offered an INCENTIVE of SIX MONTHS SERVICE CHARGE PAID\*\*

**Call us on 0345 556 4104 to find out more.**

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# Ryland Place, Norfolk Road, Edgbaston

2 bed | £270,000

## Ryland Place

Ryland Place is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. Located in a suburb of Birmingham, you will never be lost for things to do and places to go at Ryland Place. Sitting between Harborne and Moseley, whether you fancy catching up with friends over a coffee and cake or a bit of retail therapy, you will find all the facilities and amenities you need nearby.

Being situated just off the Hagley Road, transport links in the area are excellent, helping you easily access the surrounding towns, Birmingham city centre itself and further afield too. A number of bus stops are nearby depending on your destination.

McCarthy & Stone's Retirement Living PLUS range (formerly Assisted Living) is facilitated to provide its homeowners' with extra care. An Estate Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment.

There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and a 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom.

The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

For added convenience there is an onsite Bistro with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

## Entrance Hallway

Front door with spy hole leads to a very welcoming entrance hall. There is a door off to a large walk-in storage and airing cupboard which houses the hot water tank and the airflow system. The security door entry system and 24-hour emergency response system is located here along with a mains wired smoke detector. Further doors off lead to the living room, both bedrooms, cloakroom and wet room.

## Living Room

A dual aspect living room with a side window and then at the far end of the room a french door out to a private patio area. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect door with glazed panels leads into a separate kitchen. Windows have electrical remote controlled vertical blinds.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window with electric remote controlled vertical blinds, sits above a single sink unit with drainer and mixer tap. Integrated electric oven, microwave and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled floor.

## Master Bedroom

Good size double bedroom featuring a walk-in wardrobe housing rails and bespoke fitted shelving. TV and telephone point. Large double glazed window with electric remote controlled vertical blinds. Emergency response pull cord.

## Wet Room

Purpose built wet room with slip resistant flooring, tiled walls and fitted suite comprising; walk in shower unit with fitted curtain and grab rails, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail. Extractor fan.

## Bedroom Two

This generously sized second double bedroom could also be used as a second sitting room/office/hobby room. Large double glazed window with fitted vertical blinds looks out to the garden. TV point. Power sockets. Emergency response pull cord.

## Cloak Room

Matching white suite comprising; WC and hand basin. Fitted mirror. Ceiling light. Modern cabinetry.

## Retirement Living PLUS

With Retirement Living PLUS you retain independence in your own apartment, but have the reassurance of on-site management support and security 24 hours a day. Our qualified YourLife care professions offer around-the-clock, flexible personal care and support packages, tailored to suit your needs.

## Service Charge details

- 24-Hour on-site staffing
- 1 hour's domestic assistance per week
- 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 the service charges please contact your Property Consultant or Estate Manager.

Service charge: £12,778.96 (up to financial year end 30/06/2025).

## Lease Information

Ground rent: £510 per annum  
Ground rent review: September 2031  
Lease term of 140 years from 15th Sept 2016.

## Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

