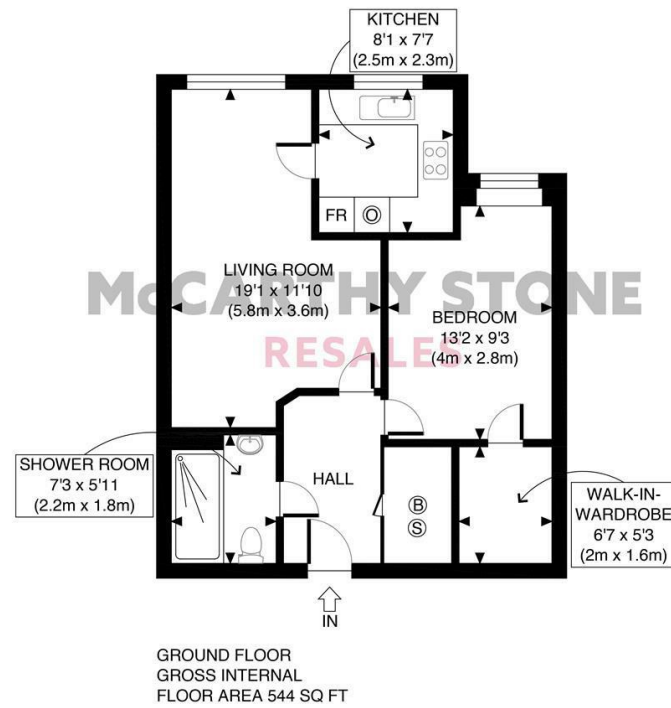


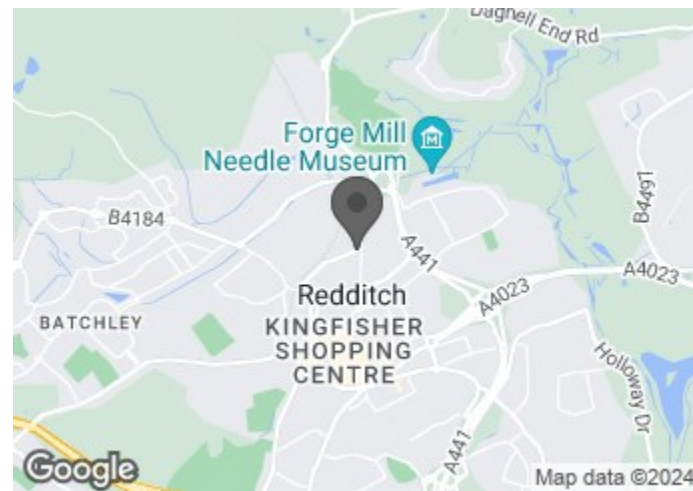
McCARTHY STONE RESALES

9 MILWARD PLACE CLIVE ROAD, REDDITCH, B97 4AY



APPROX. GROSS INTERNAL FLOOR AREA 544 SQ FT / 51 SQM	Clive Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/03/23
	photoplan

COUNCIL TAX BAND: A



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



One bedroom Retirement Apartment offered in a LIKE NEW CONDITION
~Part of McCarthy & Stones Retirement Living range~

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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



ASKING PRICE £180,000 LEASEHOLD

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

MILWARD PLACE, CLIVE ROAD, REDDITCH, WORCESTERSHIRE, B97 4BT

1 BED | £180,000

APARTMENT

Luxury ground floor retirement apartment presented in an immaculate condition, and with many added features from current owner including Shutter blinds throughout and upgraded light fittings. **MUST BE VIEWED TO APPRECIATE**

ENTRANCE HALLWAY

Front door with spy hole leads to a good size entrance hall - the 24-hour emergency response system and door entry intercom system is situated in the hall along with smoke detector and illuminated light switches for ease of use. From the hallway there is a door to a small storage cupboard. A further door to a walk-in utility cupboard which houses the hot water boiler and the Washing/Dryer Machine and providing good storage space. Further doors lead to the living room, bedroom and shower room.

LIVING ROOM

Spacious lounge benefiting from two double glazed windows with pleasant outlook. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Oak effect door with glazed panels lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with a range of modern low and eye level white gloss units and drawers with roll edge work surface. UPVC Stainless steel sink unit sits below double glazed window. Waist high level oven with space on top for microwave oven, ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Tiled Floor

MASTER BEDROOM

Double bedroom with a two double glazed windows. Ceiling light, TV and phone point. Door off leading to walk-in wardrobe housing rails and shelving and offering plenty of storage.

SHOWER ROOM

Fully tiled and fitted with suite comprising walk-in triple width shower with glass screen and hand rail, low level WC, vanity unit with sink and mirror above and wall mounted heater.

SERVICE CHARGE DETAILS

- 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, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge: £2,601.36 per annum (up to financial year end 31/03/2024).

MILWARD PLACE

Milward Place is an over 60's retirement development located in the heart of Redditch, just 15 miles south of Birmingham. It features a selection of one and two-bedroom apartments, all equipped with modern-day amenities and sitting in beautiful landscaped grounds. The development has a dedicated House Manager on

site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind, the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually 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.

LEASE DETAILS

Built in 2009 with 999 years lease term from 1st June 2019.

Ground rent is £495 per annum

Ground rent review is 1st June 2034.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

