

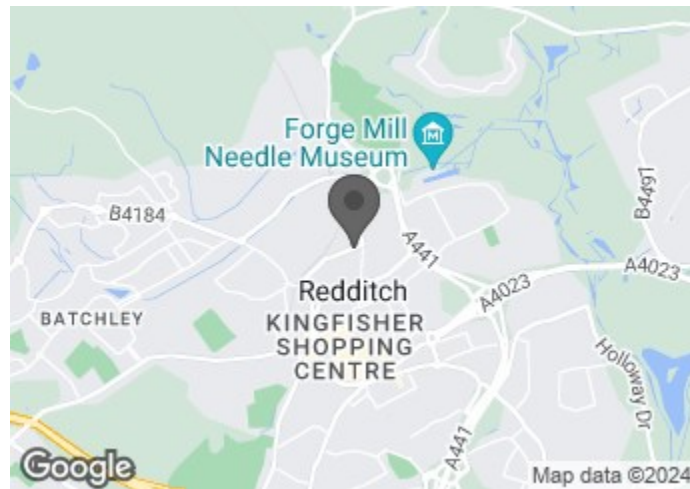
Total floor area 71.8 m² (773 sq.ft.) approx

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: B



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		

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

47 MILWARD PLACE CLIVE ROAD, REDDITCH, B97 4AY



STUNNING McCarthy Stone RETIREMENT LIVING APARTMENT for Over 60's

Expect to be impressed by this delightful two bedroom, second floor apartment in immaculate condition and having lifts to all floors.

The accommodation briefly comprises of two double bedrooms, master bedroom with walk in wardrobe. Spacious living room with space for dining, a modern fitted kitchen with integrated appliances and a shower room.

Blinds, light fittings and washing machine available by negotiation, if required.

OFFERS IN THE REGION OF £225,000

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CLIVE ROAD, REDDITCH

2 BED | £225,000

MILWARD PLACE

Milward Place is located in the heart of Redditch, just 15 miles south of Birmingham, featuring a selection of one and two bedroom stunning apartments, all equipped with modern day amenities and sitting in beautiful landscaped grounds for you to enjoy with your family, friends and new neighbours.

All apartments will be fitted with fully fitted kitchens with an oven, hob and hood, and integrated fridge-freezers, fire detection equipment, heated towel rails and intruder alarms. Selected apartments will also feature bathrooms and spacious walk-in wardrobes. Designed in a chic contemporary style, all allow residents to benefit from double-glazed windows, chrome door furniture and a Sky/Sky+ connection point.

When you move to one of our Retirement Living developments you will be part of a real community, with a welcoming social lounge with free Wi-Fi, a dedicated guest suite for visitors to stay in and manicured gardens. For those with mobility issues, there is a lift to all floors and a scooter charging point. There is also a House Manager to manage the development and on-hand if you need any extra help.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the

hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE

Front door with spy hole leads to a welcoming entrance hall having a door to a walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Doors lead to the living room, bedrooms and shower room.

LIVING ROOM

A well proportioned living room with two double glazed windows. The room features a telephone point, TV point (with Sky/Sky+ capabilities), and power sockets. Part glazed door leads into a separate kitchen.

KITCHEN

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

MASTER BEDROOM

This double bedroom features a walk-in wardrobe housing rails and bespoke fitted shelving. TV and telephone point. Two double glazed windows. Emergency response pull cord.

BEDROOM TWO

This generously sized second double bedroom could also be used as a second sitting room/office/hobby room. TV point. Power sockets. Emergency response pull cord. Two double glazed windows.

SHOWER ROOM

Purpose built shower room, tiled walls and floor with a fitted suite comprising; shower cubicle with glass screen, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

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: £3,902.16 per annum (for financial year ending 31/03/2024)

LEASE INFORMATION

Ground Rent: £495 Per Annum
Ground Rent Review: 1st June 2034

Lease Length 999 years from 1st June 2019

ADDITIONAL SERVICES

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

PARKING

To be confirmed

