

# McCARTHY STONE RESALES

## 48 MILWARD PLACE CLIVE ROAD, REDDITCH, B97 4BT



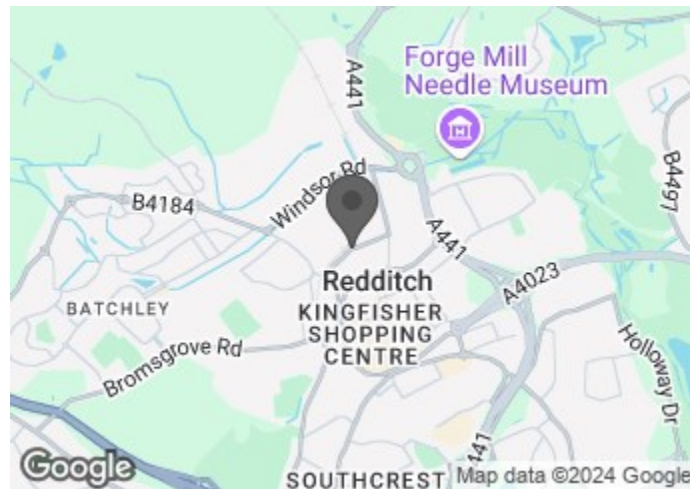
Total floor area 50.2 m<sup>2</sup> (541 sq.ft.) approx

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: A



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



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A beautifully presented ONE BEDROOM FIRST FLOOR apartment. The apartment is well located for local amenities and transport links with viewing highly recommended to fully appreciate the apartment and the Milward Place Development.

Briefly comprising of a welcoming entrance hallway, spacious living room with space for dining. Modern fitted kitchen having integrated appliances. The bedroom includes a generous walk in wardrobe with a modern fully tiled shower room located off the hallway.

This apartment forms part of our RETIREMENT LIVING range of properties for over 60's

## ASKING PRICE £155,000 LEASEHOLD

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

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

## 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.

## 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 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 a double glazed window 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

## 1 BED | £155,000

## BEDROOM

Double bedroom with a double glazed window. 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: £2,700.72 per annum (for financial year ending 31/03/2025).

## 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

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

