



Clive Road, Redditch, B97 4BT

Offers over £180,000


KING
HOMES

*** OVER 60's * RETIREMENT APARTMENT * TWO DOUBLE BEDROOMS * MASTER SUITE WITH WALK IN WARDROBE * PET FRIENDLY * Welcome to this immaculately presented second-floor apartment, offering a stylish and convenient lifestyle in the sought-after Milward Place development. Designed exclusively for those aged 60 and over, this delightful property features two spacious double bedrooms, including a master with a walk-in wardrobe, a generously sized living room with dining space, and a modern fitted kitchen complete with integrated appliances.**



The apartment features two double bedrooms, including a master with a walk-in wardrobe, a spacious living room ideal for relaxing or entertaining, and a contemporary fitted kitchen with integrated appliances. A sleek shower room completes the accommodation.

MILLWARD PLACE

Milward Place is a private, gated development surrounded by beautifully maintained gardens. Residents benefit from:

- *A dedicated House Manager.
- *A coffee lounge for socialising with neighbours.
- *Comprehensive service charges covering maintenance, gardening, window cleaning, communal energy, and more.
- *24-hour emergency call systems and CCTV for added security.
- *A guest suite for visiting friends and family.
- *Scooter charging points and a lift to all floors.
- *Pet-friendly and located close to shops, amenities, and transport links, this apartment offers the perfect opportunity to enjoy a vibrant, community-focused lifestyle while maintaining independence.

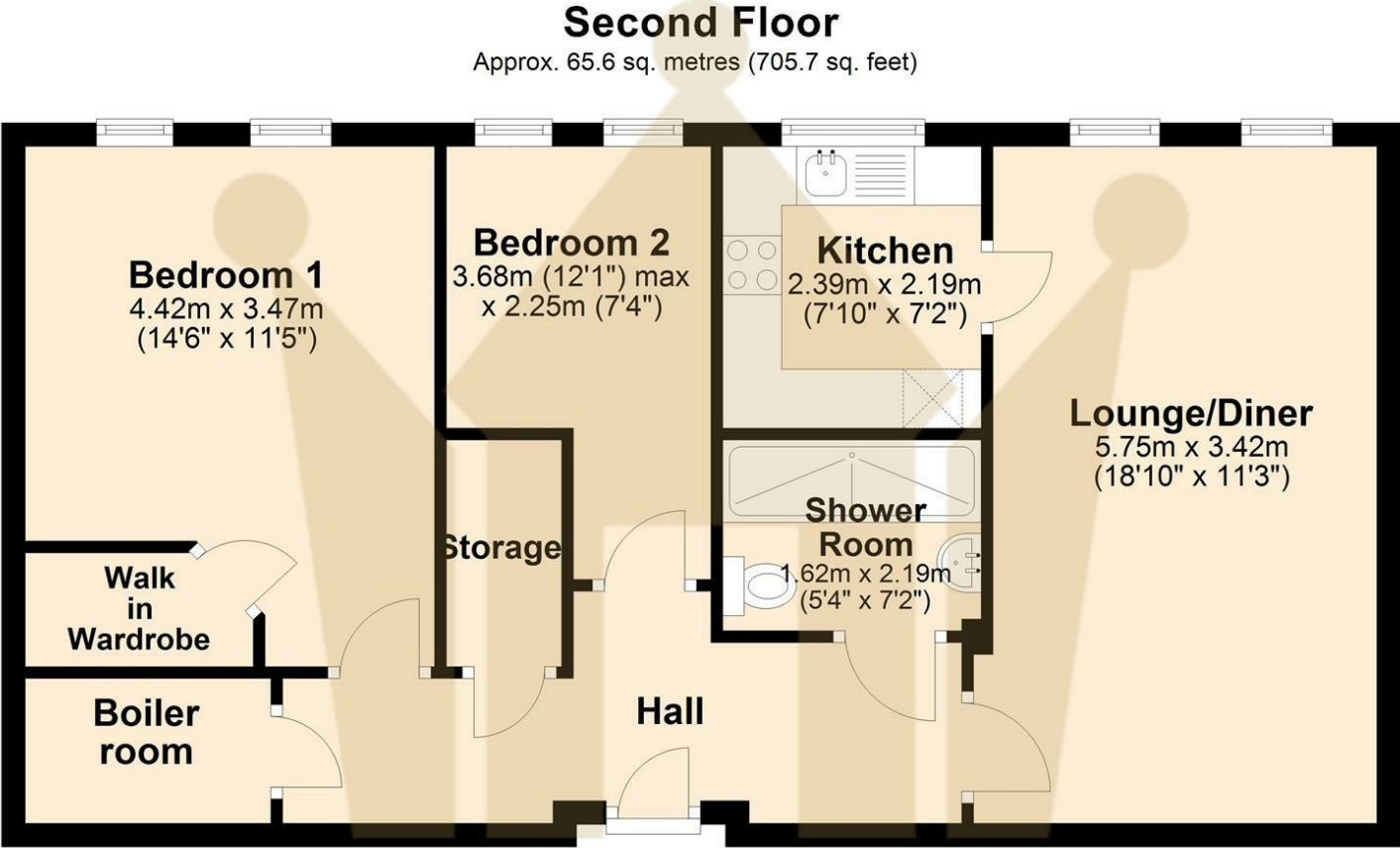
Lease Details:

- *Leasehold: 995 years remaining.
- *Ground Rent: £495 per annum (next review: 1st June 2034).
- *Service Charge: £3,902.16 per annum (for the financial year ending 31/03/2024).

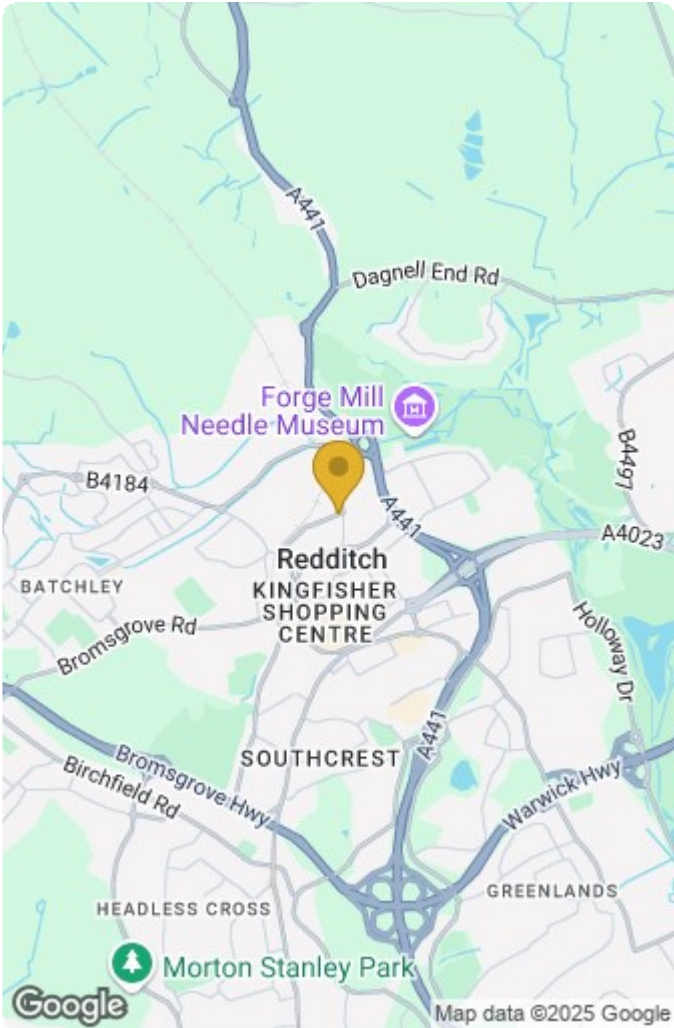
Hall	
Living Room	18'10" x 11'2" (5.75m x 3.42m)
Kitchen	7'10" x 7'2" (2.39m x 2.19m)
Bedroom 1	14'6" x 11'4" (4.42m x 3.47m)
Walk in Wardrobe	
Bedroom 2	12'0" x 7'4" (3.68m x 2.25m)
Boiler Room	
Storage	







Total area: approx. 65.6 sq. metres (705.7 sq. feet)



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	