



## Apartment 21 Ryland Place Norfolk Road

Edgbaston, Birmingham, B15 3AY

Offers In The Region Of £99,950



We are delighted to offer this first floor one bedroom Apartment in Ryland Place built by McCarthy & Stone and part of their Retirement Living PLUS range. This modern and well maintained retirement development off the Hagley Road in Edgbaston conveniently located for all local amenities, shops, Birmingham City Centre and good transport links. The accommodation briefly comprises; leafy communal gardens parking, communal entrance with lift and stairs access, entrance hallway, living room with balcony off, kitchen, master bedroom and wet room. The property also offers no upward chain. Energy Efficiency Rating B. Please find further information on Ryland Place below;

McCarthy & Stones 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 table service restaurant 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.

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.

#### Approach

This first floor one bedroom retirement home is approached gated communal parking area and a communal secure front entry door opening into:

#### Communal Entrance

With the house managers office, residents lounge, restaurant, laundry room and visitor room and front entry door. Stairs or lift access leading to communal first floor and door opening into:

#### Hallway

With ceiling spotlights, door opening into airing cupboard housing water tank and providing useful storage with ceiling light point and further doors opening into:

#### Living Room

10'3" x 19'10" (3.13 x 6.05)

With two ceiling light point, double glazed patio doors with an accompanying double glazed side window giving access to the balcony and overlooking rear communal gardens and wooden single glazed door opening into:

#### Kitchen

8'1" x 8'10" (angled) (2.48 x 2.71 (angled))

With cream wall and base units with wooden effect work surfaces, stainless steel sink and drainer with mixer tap over, tiling to splash backs, integral fridge

and freezer, cooker, 'Neff' electric hob with extractor over, 'Neff' microwave, double glazed window to the rear aspect, ceiling mounted extractor fan and ceiling light point.

#### Bedroom

10'4" x 16'4" (3.17 x 5)

With double glazed window to the rear aspect, ceiling light point and door opening into wardrobe with ceiling light point and providing useful storage.

#### Wet Room

7'2" x 6'7" (2.19 x 2.01)

With tiling surround, wall mounted towel rail, ceiling light point, ceiling mounted extractor fan, low flush WC, walk-in shower with rainfall shower attachment over and sink in vanity unit with mixer tap over.

#### Communal Gardens

With well maintained communal areas wrapping around the development with mature lawned areas with a selection of decorative trees, plants and shrubs.

#### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 134 years (Lease term: 140 years from 15th Sept 2016) and the ground rent charges are approximately £435.00 per annum (Ground Rent

Review: September 2031) and the service charges are approximately £7,921.32 per annum (subject to confirmation from your legal representative).

### Service Charge Breakdown

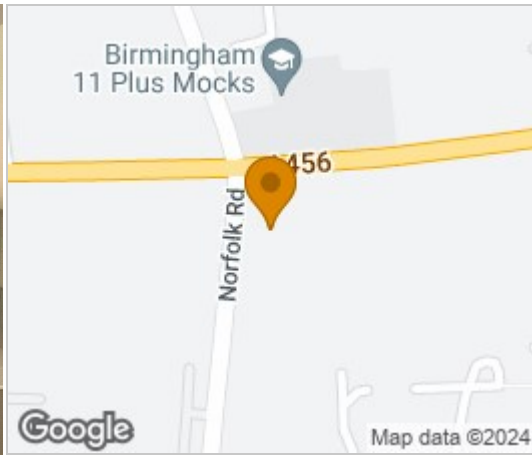
Service Charge (Breakdown) - • 24-Hour on-site staffing

- 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

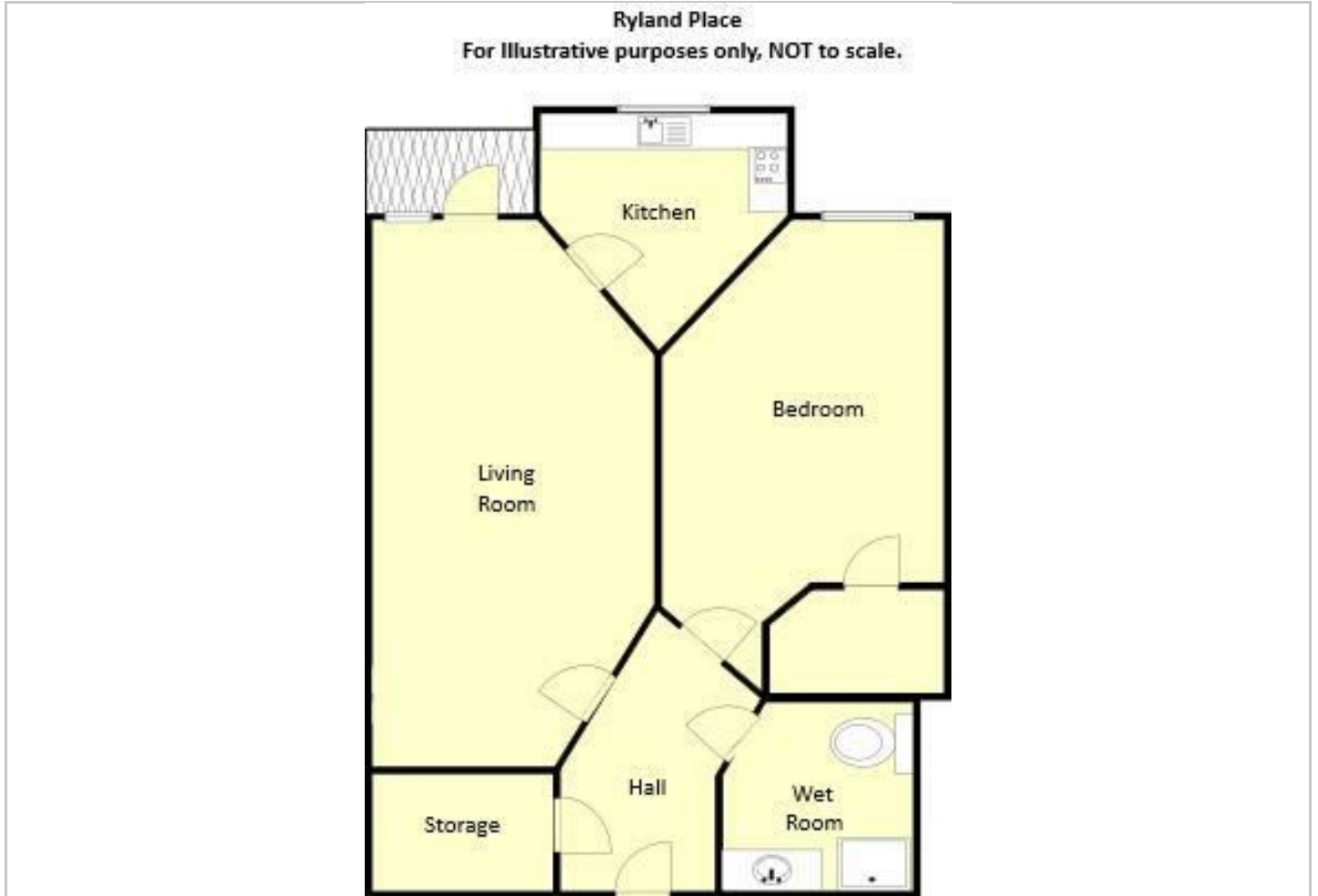
### Council Tax

According to the Direct Gov website the Council Tax Band for Apartment 21 Ryland Place, Norfolk Road Edgbaston, Birmingham, West Midlands, B15 3AY is band B and the annual Council Tax amount is approximately £1,482.23 subject to confirmation from your legal representative.





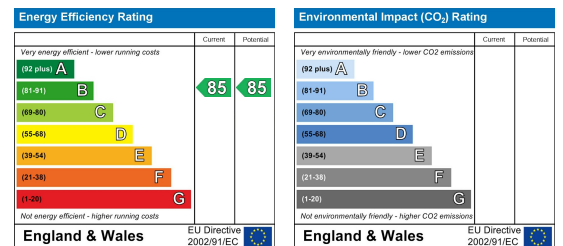
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.