



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

**ASKING PRICE £160,000**

OVER 60's RETIREMENT APARTMENT!! On offer with no onward chain is this modern one bedroom apartment.

Accessed via a secure door intercom system, Milward Place offers independent living with 24 hour on call support system, communal coffee lounge and a courtyard for residents to enjoy together. The apartment on offer has an entrance hallway, living room, separate kitchen, bedroom with walk in wardrobe and a shower room, along with a storage cupboard.

EPC - B  
Council Tax - TBC  
Tenure - Leasehold - 999 Years from 2018 (994 remaining)  
Yearly Service Charge £2,601.40  
Yearly Ground Rent £425.00

Please read the following. The information supplied is for guidance purposes only, and is supplied primarily based upon information provided to the agent by the sellers. The agent



## Approach



The property is approached via a secure door intercom system into the main reception and communal area's of the Milward Place. The managers office of the development is located here, along with a lift.

## Kitchen

8'6" max x 7'2" max (2.60 max x 2.20 max)



With wall and base units and some built in appliances

## Living room

19'0" max x 12'5" max (5.80 max x 3.80 max )



Coming off the hallway and giving access to the Kitchen

## Bedroom

13'1" max x 9'10" max (4.0 max x 3.0 max )



With large built in wardrobe

## Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

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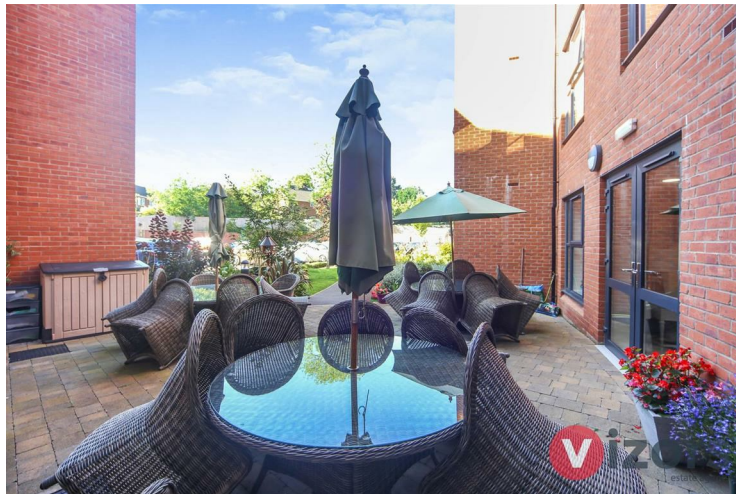
## Shower room

6'6" max x 5'10" max (2.0 max x 1.80 max)



With vanity basin & WC and shower enclosure

## Communal gardens



Set within a gated courtyard is a landscaped garden space and patio/seating area

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Total floor area 50.3 sq.m. (542 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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