



**£210,000 Offers Over**

**Apartment 17, Bilberry Place, Recreation Road, Bromsgrove B61 8DT**

**GUEST**  
ESTATE AGENTS

McCarthy Stone first floor retirement apartment for over 70's  
Private south facing balcony overlooking communal gardens  
One generous double bedroom with fitted wardrobes  
Spacious living/dining room & fitted kitchen  
Modern wet room with shower  
Large hallway with walk in storage cupboard  
Estates Manager + 24-hour on-site staffing  
Homeowners' lounge, function room + guest suite  
On site table service restaurant & domestic assistance  
Conveniently located close to Bromsgrove town centre & amenities

Located in the sought after McCarthy & Stone development of Bilberry Place, this first floor, one bedroom retirement apartment for the over 70's, with underfloor heating, combines well planned living accommodation with the comfort and convenience of a welcoming community. A particular feature is the private south facing balcony, which enjoys a delightful outlook over the beautifully maintained communal gardens.

Bilberry Place has been thoughtfully designed for independent retirement living, offering residents access to a range of communal facilities including a restaurant with freshly prepared meals, a residents' lounge, landscaped gardens and a welcoming reception area. There is also a dedicated House Manager, secure entry system, lifts to all floors and guest accommodation available for visitors. Situated close to Bromsgrove town centre, the development is ideally placed for access to local shops, cafes, medical facilities and transport links, ensuring convenience is always close at hand.

The apartment itself offers generous and well-appointed accommodation with underfloor heating and you enter via a solid oak door with spy hole and letter box into a welcoming entrance hallway which leads to a spacious wet room with non-slip flooring, emergency pull cord, shower, WC, heated towel rail and vanity basin, a double bedroom with a south east facing double glazed window, a second emergency pull cord and fitted wardrobe, a walk in storage cupboard, a spacious open plan living/dining room with



double glazed patio doors opening out to a south facing private balcony that overlooks the well maintained gardens and a modern fitted kitchen with integral electric oven, hob, extractor and fridge/freezer.

More detailed benefits of living at Bilberry Place are:

There is a camera door entry system that provides security and peace of mind.

A car park that has the option for the owner to have an allocated space for a small yearly charge. Parking permits are available on a first come, first served basis.

A dining room, serving a variety of meals, with waitress service, is where you can meet up with other homeowners and perfect for those days that you don't want to cook for yourself.

A function room which is a perfect space for smaller gatherings with your friends and family.

A homeowners' lounge which is a shared space where you can entertain visitors, socialise with your neighbours and make new friends.

There are stunning landscaped gardens for you to enjoy and plenty of outdoor furniture for you to sit and enjoy the outdoors with family, neighbours and friends.

A laundry room provides a practical space, equipped with several washing/drying machines for self-service use, with the option of a managed laundry service for those who prefer additional convenience.

A buggy store provides a safe and secure location to store and charge your mobility scooter if needed.

A guest suite is available to book, perfect for when friends or family come to visit. (Additional charge applies)

There is domestic assistance (one hour per week included in the service charge, additional hours by arrangement)

There are also personal care packages available if needed.

Broadband is available.

Viewing is highly recommended to fully appreciate the accommodation on offer.



Tenure: Leasehold \* 999 years from 1st Jan 2017  
Service Charge £775 per month  
Ground rent: included in the service charge  
Breakdown of service charge:  
1 hour 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  
The Service charge does not cover external costs such as your Council Tax, electricity or TV

EPC Rating: B  
Council Tax Band: C  
Approx. Floor Area: 64.8 sq m (698.0 sq ft)  
For room measurements please refer to the floorplan.

\*The property is believed to be leasehold. This will be verified during the legal process by the conveyancers.

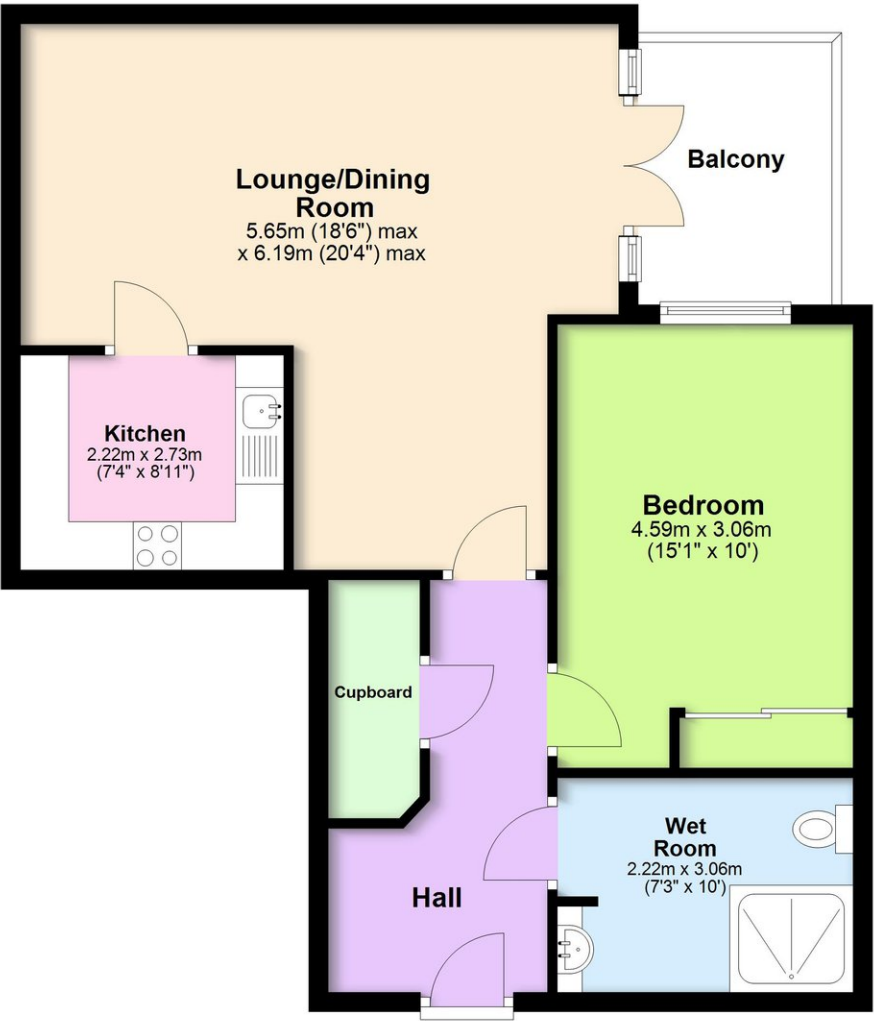




Floorplan

Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 64.8 sq. metres (698.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

### **Want to view this property?**

Call us on 01527 306420, or email [hello@guestestateagents.com](mailto:hello@guestestateagents.com)

### **Property to sell?**

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### **Independent mortgage advice**

We recommend Guest Independent Mortgage Advice. Call 01527 306425, or email [hello@guestindependent.com](mailto:hello@guestindependent.com) to arrange an initial chat with no pressure or obligation.

### **Solicitor / Conveyancer**

Getting the right firm to do the legal work can make or break a sale. Just ask us for a recommendation / quote,

### **Lettings**

For fully managed lets or just a tenant find, we recommend Douglas Lettings. More info at [www.douglaslettings.co.uk](http://www.douglaslettings.co.uk)

### **Everything else**

For surveys, removals, EPCs, or any other property related needs, we can recommend someone reliable to help you.

### **Our contact details**

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### **Disclaimer**

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