



Connells

Ryland Place Norfolk Road
Edgbaston

Ryland Place Norfolk Road Edgbaston B15 3AY

for sale offers in the region of
£80,000



Property Description

Situated in the heart of sought-after Edgbaston, this stunning Retirement Living PLUS development comprises of 57 one and two bedroom retirement apartments – exclusive to the over 70s, alongside some outstanding communal facilities, including beautifully landscaped gardens, a Homeowners lounge and an on-site chef run bistro.

Ryland Place is located on Norfolk Road in the leafy suburb of Edgbaston.

All these retirement homes are cleverly designed with smart yet stylish features, like easy turn taps, to make life easier now and in the future. Low maintenance, warm and elegant, with the latest security and safety features built in, most of our homeowners enjoy cheaper bills. Parking is available and well-behaved pets are welcome!

Entrance Hall

Accessible plugs and sockets, emergency pull cord, spacious large storage cupboard, fitted carpet, doors to:

Living Room

Accessible plugs and sockets, fitted carpet, door to balcony which has space for a small table and chairs and door to:

Kitchen

Beautifully fitted with a range of matching wall and base units, worksurfaces, single drainer sink unit with mixer tap, integrated eye level Nef double oven, separate 4-ring electric hob with extractor hood and splashback, fridge freezer, microwave, tiled flooring and window to front aspect.

Bedroom

Accessible plugs and sockets, emergency pull cord, full height window to front aspect, fitted carpet, large spacious walk in wardrobe.

Wet Room

Spacious shower with dual head attachment, grab rails and tiled surround, vanity wash hand basin with useful storage under, work top and mirrored cabinet over, low flush WC and sealed vinyl flooring.

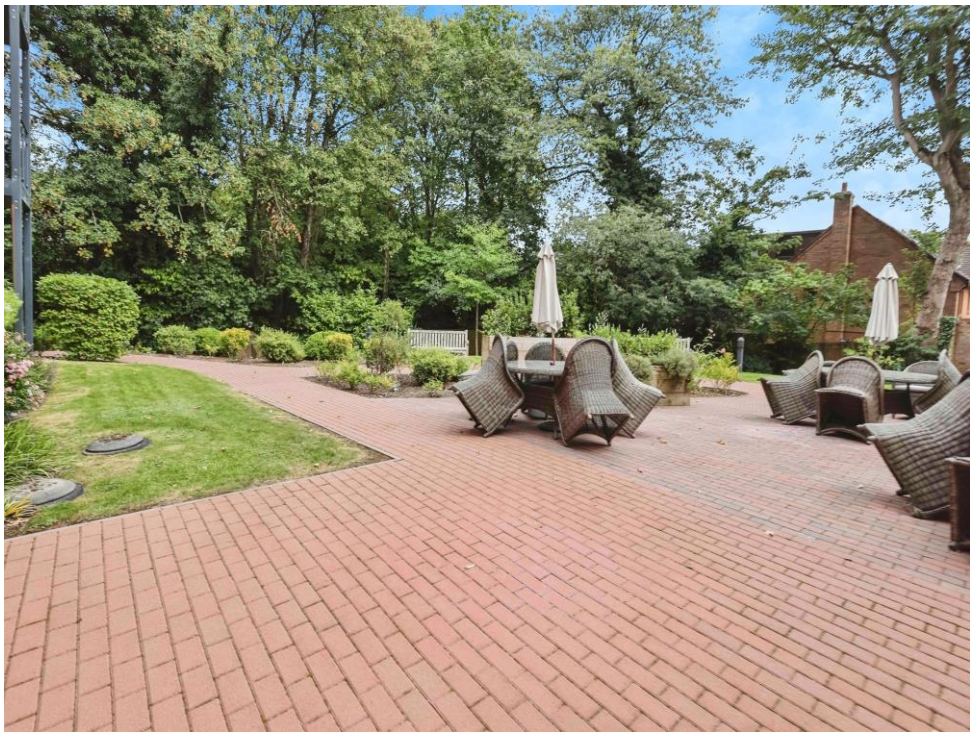
Lease Details

Lease Length;- 140 years from 15th September 2016

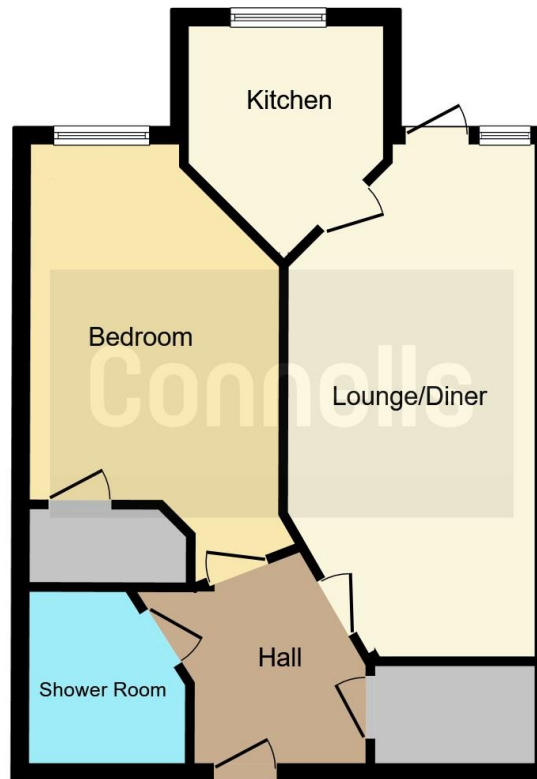
Ground Rent Review;- 15th September 2031

Service Charge £10,561.61 per annum for the financial year ending 30/06/2026









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). Powered by www.focalagent.com

To view this property please contact Connells on

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E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 10561.00

Ground Rent:
 435.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO310427

This is a Leasehold property with details as follows; Term of Lease 140 years from 15 Sep 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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