



Connells

Ryland Place Norfolk Road
Edgbaston

Ryland Place Norfolk Road Edgbaston B15 3AY

for sale
£80,000



Property Description

Situated in the heart of Edgbaston, this stunning Retirement Living PLUS development comprises of one- and two-bedroom apartments it offers a range of 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 sought after suburb of Edgbaston.

All these retirement homes are designed with smart yet stylish features. 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 Hallway

Ceiling spotlights, emergency pull cord, spacious large storage cupboard, doors off.

Lounge/Diner

20' 7" x 10' 6" (6.27m x 3.20m)

Two ceiling light points, accessible plugs and sockets, french door out to patio area, door to kitchen.

Kitchen

8' 1" x 6' 1" (2.46m x 1.85m)

Ceiling light point, fitted with a range of matching wall and base units with spotlights under, worksurfaces, single drainer sink unit with mixer tap, integrated oven, separate 4-ring electric hob, extractor and splashback, integrated fridge freezer, tiled flooring, double glazed window.

Bedroom

13' 3" x 10' 3" (4.04m x 3.12m)

Ceiling light point, emergency pull cord, full height double glazed window, large spacious walk in wardrobe.

Wet Room

Ceiling light point, 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, heated towel rail.

Lease Details

Lease Length: 131 Years

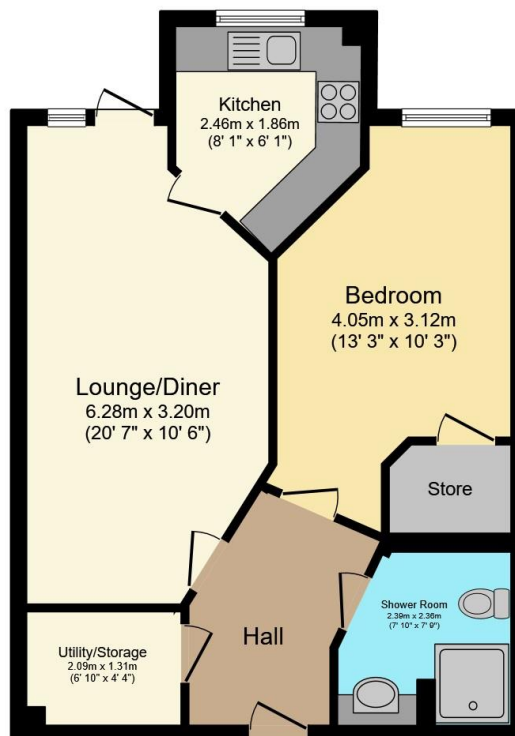
Ground Rent: £435.00 per annum

Service Charge: £10,561.61 per annum









Total floor area 54.8 m² (590 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). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 10561.00

Ground Rent:
 435.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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