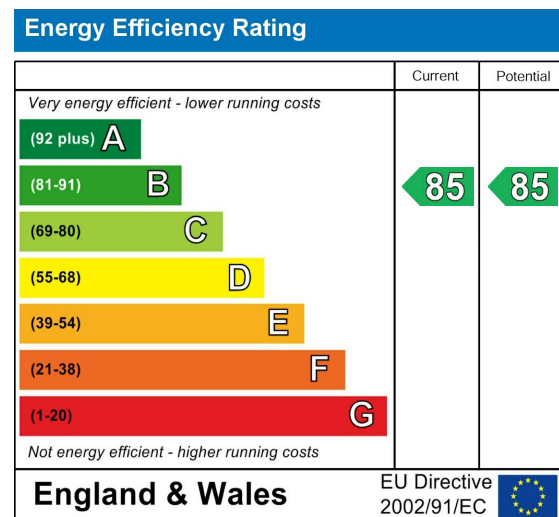
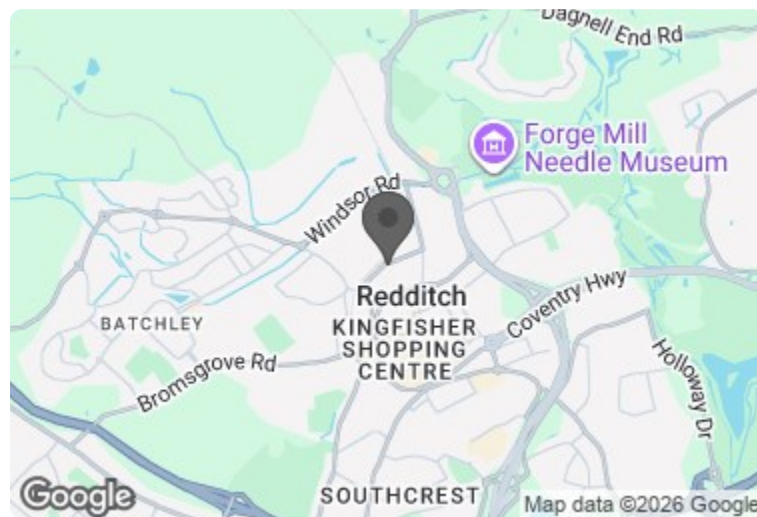




**Council Tax Band:** A  
**Holding Deposit\*:** £150  
**Security Deposit\*\*:** £1,442  
For our full tenant fee summary visit [www.mccarthyandstone.co.uk/tenant-fee-schedule](http://www.mccarthyandstone.co.uk/tenant-fee-schedule)

**McCarthy & Stone**  
*Welcome Home.*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

\*To be offset against your initial rent payment. \*\*Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit [www.mccarthyandstone.co.uk/tenant-fee-schedule](http://www.mccarthyandstone.co.uk/tenant-fee-schedule). Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



## 17 Milward Place

Clive Road, Redditch, B97 4BT

Well-presented one bedroom apartment on the first floor of Milward Place, a McCarthy Stone Retirement Living development in Redditch. Featuring a spacious living room, modern fitted kitchen, contemporary shower room and walk-in wardrobe. Residents also benefit from a communal lounge, landscaped gardens, onsite House Manager and guest suite.

## Rental Price

### £1,250 Per month

No service charge payable.  
Property is unfurnished.

**Call us on 0800 8100 174**  
**to find out more.**

[rentalenquiries@mccarthyandstone.co.uk](mailto:rentalenquiries@mccarthyandstone.co.uk)  
[mccarthyandstone.co.uk](http://mccarthyandstone.co.uk)

Rated **Excellent**



4.5K+ reviews



## Property Features

- First floor property
- Modern kitchen with integrated appliances
- Spacious walk in wardrobe in the bedroom
- Dedicated House Manager onsite during office hours
- Close proximity of shops and amenities
- Communal Lounge where social events take place
- Lovely landscaped gardens & courtyard
- 24 Hour careline system & camera door entry system
- Located in the heart of Redditch
- Pet friendly

**McCarthy & Stone**  
*Welcome Home.*

# 17 Milward Place, Clive Road, Redditch, B97 4BT

## ABOUT MILWARD PLACE

Milward Place is an over 60's retirement development located in the heart of Redditch, just 15 miles south of Birmingham. It features a selection of one and two-bedroom apartments, all equipped with modern-day amenities and sitting in beautiful landscaped grounds. The development has a dedicated House Manager on site during office hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the communal areas are also covered in the service charge. For your peace of mind, the development has CCTV door entry and 24-hour emergency call systems, should you require assistance. The communal lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite which has an en-suite shower room, tea and coffee making facilities and a TV. The town of Redditch has a long and interesting history and you'll have everything you need right here in Redditch - there's a post office, pharmacy, dentist and church all within walking distance. Just half a mile away is the huge Kingfisher Shopping Centre. There are also several cinemas, a new restaurant precinct and a gym.

## Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits

- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

“ I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done...” Helen, McCarthy Stone tenant

## SOCIAL LIFESTYLE

The Communal Lounge is at the heart of the community at Milward Place and is where the majority of social gatherings take place. Regular activities include coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. One of the greatest benefits of being a McCarthy Stone resident is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

## LANDSCAPED GARDENS

The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends throughout the year. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy the beautiful gardens blossom with new found friends.

## ABOUT 17 MILWARD PLACE

Apartment 17 is a well-presented one-bedroom apartment situated on the first floor, offering approximately 44.31 sq m of comfortable and well-planned living space.

The apartment features a bright and spacious living and dining area, providing an ideal space for relaxing and entertaining, alongside a separate fitted kitchen. The generous bedroom offers a comfortable and peaceful space, while the modern bathroom is conveniently located off the hallway.

With its practical layout, well-proportioned rooms and easy-to-maintain design, Apartment 17 offers a comfortable and welcoming home in a desirable location.

# 1 bed | Rental Price £1,250 Per month

## WHAT'S INCLUDED WITHIN YOUR RENT?

- 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. No parking space is included.

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