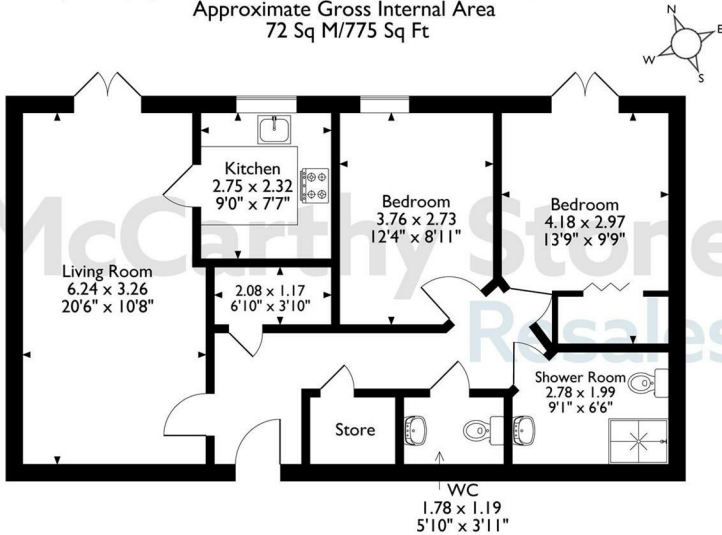
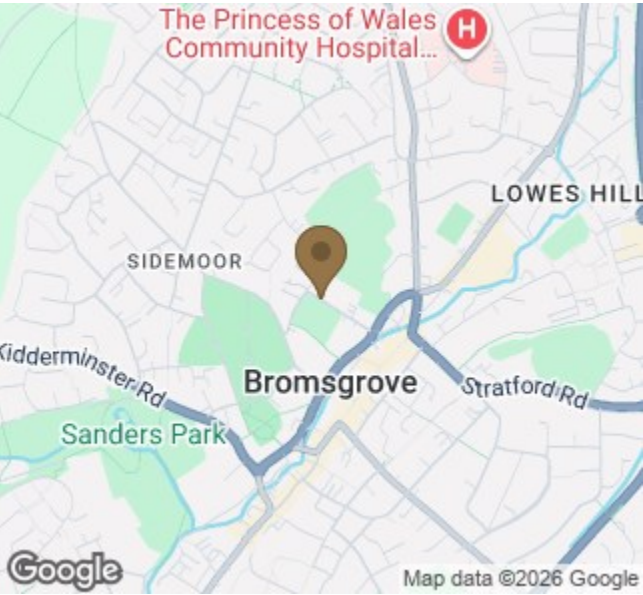
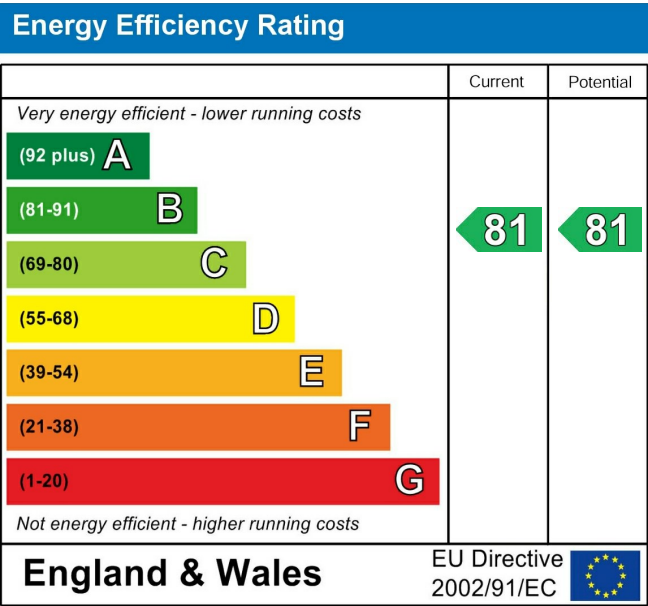


Bilberry Place, Apartment 2, Recreation Road, Bromsgrove, Worcestershire
Approximate Gross Internal Area
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



2 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT

2 Council Tax Band: D

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 2 Bilberry Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- TWO bed GROUND FLOOR apartment
- Garden Facing with TWO PATIOS
- Estates Manager + 24-hour on-site staffing
- 24-hour emergency call systems
- On-site Table Service Restaurant
- Domestic assistance (one hour per week included in the service charge, additional hours by arrangement)
- Personal care packages available from the CQC registered YourLife team
- Homeowners' lounge & Landscaped gardens
- Guest suite + Function room
- Pet Friendly

McCarthy & Stone
Resales.

2 Bilberry Place, Bromsgrove

2 | 1 | Asking price £249,500

Bilberry Place

In the heart of Bromsgrove, nestled between several large expanses of green space, is home to Billbery Place, one of McCarthy & Stones Retirement Living PLUS developments (formally Assisted Living) and is facilitated to provide its homeowners' with extra care.

The development consists of 26 one-bed and 32 two-bed apartments, all of which benefit from underfloor heating, spacious living spaces with ample storage and a range of features to make daily living easier, including non-slip bathroom flooring and raised sockets and ovens. An Estate's Manager is on hand to manage the day to day running of the development and attend to any queries you may have.

Within the service charge homeowners are allocated 1 hour's domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call system.

The development has a homeowners' lounge which is a superb venue for socialising with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV. For added convenience there is an onsite waitress service restaurant with freshly cooked meals provided everyday. It is a condition of purchase that residents must meet the age requirement of 70 years of age or over.

Located in the core of Bromsgrove, there are a fabulous range of restaurants, cafes and other eateries, as well as a variety of pubs and bars and a whole host of both high-street favourites and independent boutiques within very close proximity. Bromsgrove is also home to a number of supermarkets, several banks, a post office, hairdressers and solicitors, as well as a medical centre and a pharmacy.

The town is easily accessible by both road and public transport. With the M5 and M42 motorways just over a mile from the development site, and the local train station also just a mile and a half away, you and those you love won't have any problem travelling to and from your new retirement apartment.

Apartment Overview

A well-presented two-bedroom apartment featuring a spacious entrance hall with useful storage, leading to a bright and generous dual-aspect living room with ample space for dining and French doors opening directly onto a patio and the landscaped communal gardens. The modern fitted kitchen offers high-gloss cabinetry, integrated appliances, a ceramic hob and conveniently positioned oven. The main bedroom is a good-sized double with built-in mirrored wardrobes and patio doors providing further direct access to the gardens, while the second bedroom is also a comfortable double. The apartment is completed by a purpose-built wet room, a separate guest WC and the added comfort of underfloor heating throughout.

Social Lifestyle

The Communal Lounge is at the heart of the community at Bilberry 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.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Service Charge (breakdown)

- 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. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service charge: £12,571.44 per annum (for financial year ending 30/06/27).

Lease information

Lease: 999 years from 1st Jan 2017

Ground rent: £510 per annum

Ground rent review: 1st Jan 2032

Parking Permit Scheme (subject to availability)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

