Excellent

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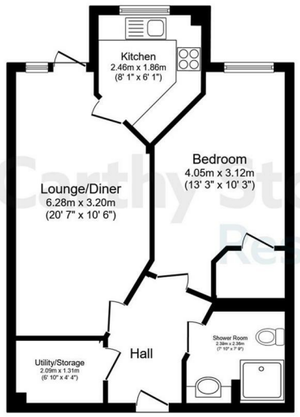
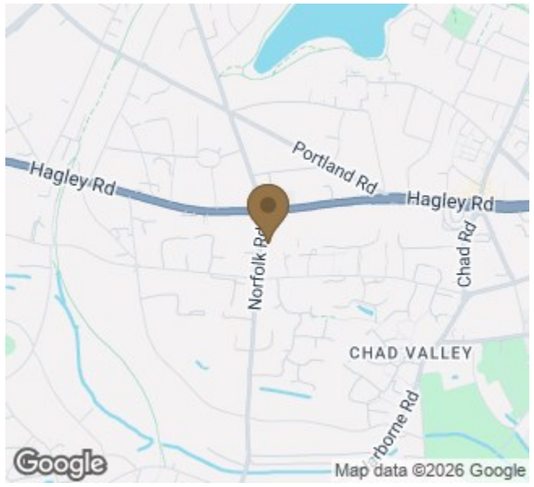
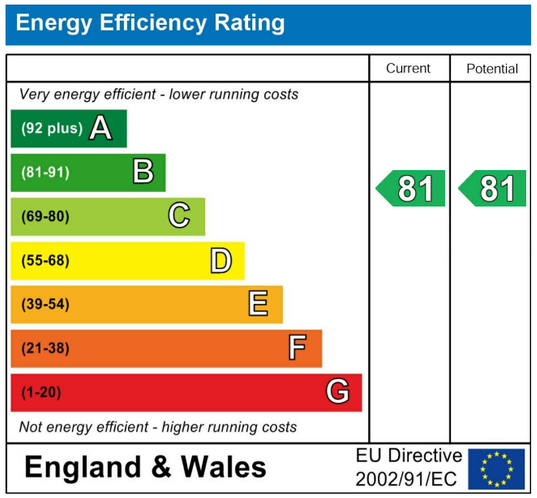
McCarthy & Stone
Resales.



Total floor area 53.8 m² (579 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.focalagent.com





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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

The Property Ombudsman

5 Ryland Place

Norfolk Road, Birmingham, B15 3PU

1 1 Council Tax Band: B

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 5 Ryland Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £70,000 Leasehold

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

Why you'll love living here:

- Delightful One Bedroom Ground Floor Apartment
- McCarthy Stone Retirement Living for over 70's
- Spacious Living Room with Doors to Patio Area
- Modern Fitted Kitchen with Integrated Appliances
- Homeowners Lounge
- Table Service Bistro Restaurant
- Landscaped Gardens
- Domestic assistance (1hr included in service charge - additional hours by arrangement)
- 24hr Onsite Staffing
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Ryland Place, Birmingham

1 | 1 | Offers in the region of £70,000

Ryland Place

Ryland Place is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. Located in a suburb of Birmingham, you will never be lost for things to do and places to go at Ryland Place. Sitting between Harborne and Moseley, whether you fancy catching up with friends over a coffee and cake or a bit of retail therapy, you will find all the facilities and amenities you need nearby. Being situated just off the Hagley Road, transport links in the area are excellent, helping you easily access the surrounding towns, Birmingham city centre itself and further afield too. A number of bus stops are nearby depending on your destination.

McCarthy & Stones Retirement Living PLUS range (formerly Assisted Living) is facilitated to provide its homeowners' with extra care. An Estate 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 a 24-Hour emergency call system provided by a personal pendant with static call points in bathroom and main bedroom.

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 (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 table 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.

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.

Entrance Hall

Front door with spy hole leads to a welcoming entrance hall having a door to a walk-in storage/airing cupboard. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Wall mounted thermostat. Doors lead to the living room, bedroom, and shower room.

Living Room

A well proportioned living room with a double glazed patio door opening out to a patio area. The room features a telephone point, TV point (with Sky/Sky+ capabilities), and power sockets. Part glazed door leads into a separate kitchen.

Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven, microwave and ceramic four ring hob with extractor hood above. Integral fridge and freezer. Tiled floor. Inset ceiling spotlights and under unit lighting.

Bedroom

This double bedroom features a walk-in wardrobe housing rails and bespoke fitted shelving. TV and telephone point. Large double glazed window. Emergency response pull cord.

Shower Room

Purpose built shower room with slip resistant flooring, tiled walls and fitted suite comprising; level access shower unit with fitted curtain and grab rails, WC, vanity unit with inset wash basin and illuminated mirror above. Emergency response pull cord. Heated towel rail.

Lease Information

Ground rent: £435 per annum
Ground rent review: September 2031
Lease term: 140 years from 15th Sept 2016

Service Charge Breakdown

• 24-Hour on-site staffing
• 1 hour's 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.

Annual service charge: £10,800.21 for financial year ending 30/06/2027.

Additional Information & Services

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