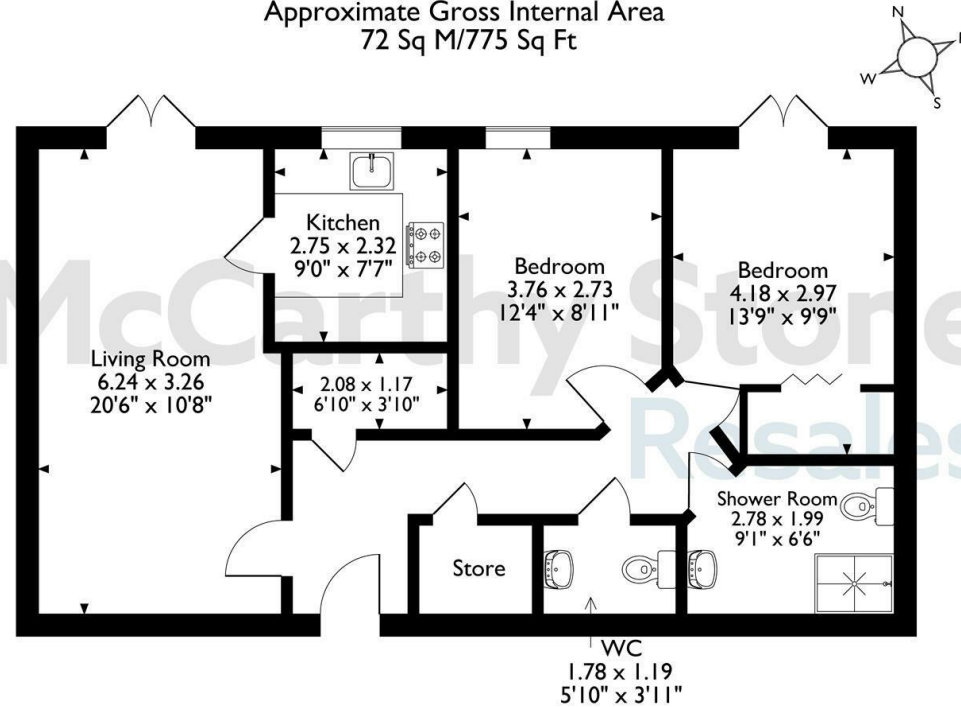
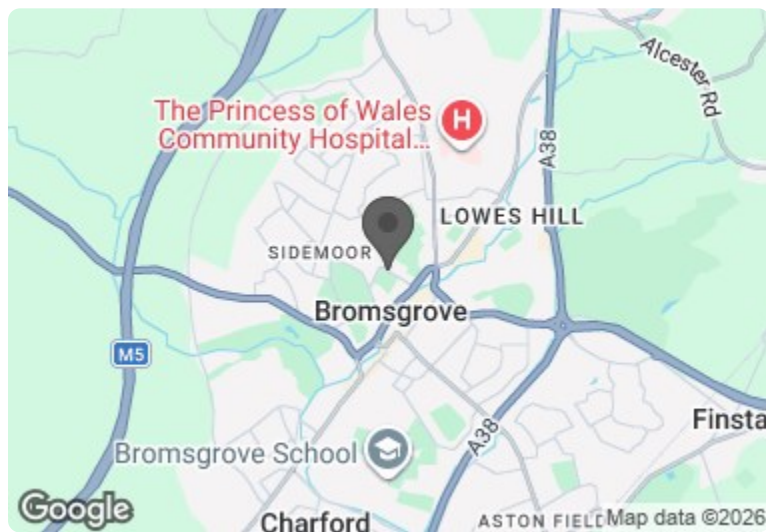


Bilberry Place, Apartment 2, Recreation Road, Bromsgrove, Worcestershire  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 Resales 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 in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. 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 purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales 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 Resales.

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## 2 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £254,800 Leasehold**

SUPERBLY POSITIONED TWO bedroom retirement apartment located on the GROUND FLOOR with DUAL ASPECT and direct access to the landscaped gardens ~Set in the popular Bilberry Place development~ McCarthy Stone Retirement Living Plus for Over 70's

The apartment is well presented with viewing is highly recommended to fully appreciate the accommodation on offer. Having patio doors from both the living room and master bedroom providing access to the developments landscaped communal gardens.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Bilberry Place, Recreation Road,

## 2 Bed | £254,800

PRICE  
REDUCED

### Bilberry Place

In the heart of Bromsgrove, nestled between several large expanses of green space, is home to Bilberry 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.

### 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

A solid oak door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Walk in storage cupboard. Additional cupboard housing the boiler which supplies underfloor heating as well as hot water to the apartment.

### Living Room

A generous dual aspect living room has a delightful bright aspect, with space for dining and double glazed French doors leading out to a patio area onto the landscaped communal gardens. Additional double glazed window to the side elevation. Two ceiling light fittings. TV point and telephone point. Power points. Part glazed double wooden doors lead to the kitchen.

### Kitchen

Modern fitted kitchen with a range of high gloss wall and base storage units. Fitted roll edge work surfaces with splash back. Integrated fridge/freezer. Four ringed ceramic hob with stainless steel extractor hood above. Easy access mid level oven, with space above for a microwave. The stainless steel sink unit sits beneath a double glazed window.

### Master Bedroom

A good sized double bedroom with built in mirror fronted

wardrobe. Ceiling light fitting. TV and telephone point. Double glazed window. Emergency pull-cord. Having Patio doors providing access to the developments landscaped gardens.

### Shower Room

A purpose built wet room comprising; shower with shower curtain; wall mounted WC with concealed cistern; vanity unit wash hand basin with fitted mirror and light above. Emergency pull-cord.

### Bedroom Two

A good sized second double bedroom. Ceiling light fitting. TV and telephone point. Double glazed window. Emergency pull-cord.

### Guest WC

A guest WC is conveniently located off the hallway, comprising of a wall mounted WC with concealed cistern; vanity unit wash hand basin

### 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: £11,943.49 per annum (for financial year ending 30/06/26).

### 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.

### Lease information

Lease: 999 years from 1st Jan 2017

Ground rent: £510 per annum

Ground rent review: 1st Jan 2032

### Additional Information & Services

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

