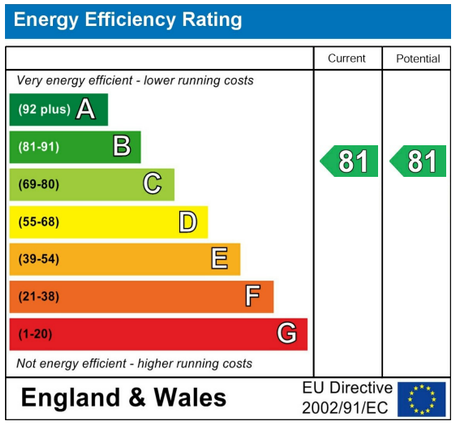
Ground Floor Apartment 15 **Total size: 61.59m²**

Living	18' - 8" x 10' - 7"	5735 mm x3221 mm
Kitchen	7' - 10" x 7' - 3"	2400 mm x2200 mm
Bathroom	7' - 3" x 5' - 7"	2150 mm x1741 mm
Bedroom 1	14' - 3" x 9' - 10"	4400 mm x3032 mm
Bedroom 2	12' - 6" x 7' - 4"	3850 mm x2218 mm



Council Tax Band: B
Holding Deposit*: £150
Security Deposit:** £1,846
For our full tenant fee summary visit 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. 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

arla | propertymark PROTECTED

propertymark cmp Client Money Protection

The Property Ombudsman

15 Milward Place

Clive Road, Redditch, B97 4BT

Well presented TWO BEDROOM APARTMENT situated on the GROUND FLOOR of Milward Place, McCarthy Stone Retirement Living development located in Redditch.

Rental Price

£1,600

No service charge payable.
Property is unfurnished.

Call us on 0800 8100 174 to find out more.

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**
4.5K+ reviews
Trustpilot

Property Features

- Ground 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.

15 Milward Place, Clive Road, Redditch, B97 4BT

2 bed | Rental Price £1,600

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 (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.
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 15 MILWARD PLACE

Well-presented one-bedroom apartment situated at Milward Place, a McCarthy Stone Retirement Living development in Redditch. The apartment offers a bright and welcoming living and dining area, a modern fully fitted kitchen and a generous bedroom with useful fitted storage. A contemporary level-access shower room and additional storage complete the well-designed accommodation, providing a comfortable and practical home for easy retirement living.

What's is included at the development ?

• 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 rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

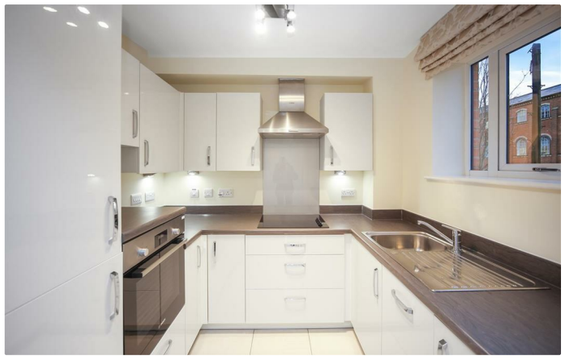
Moving Made Easy

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.

Additional Information & Services

• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage