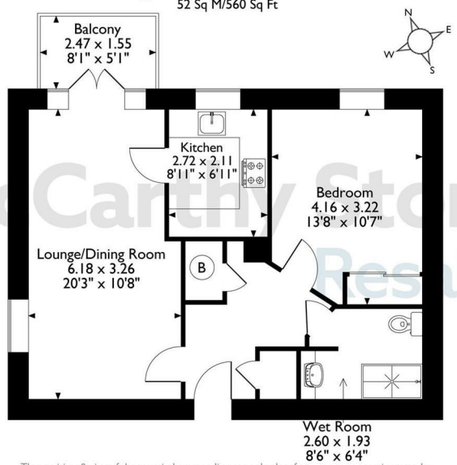
Excellent

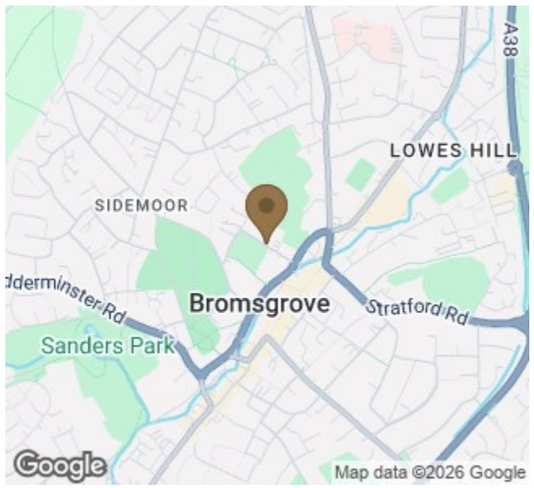
Trustpilot

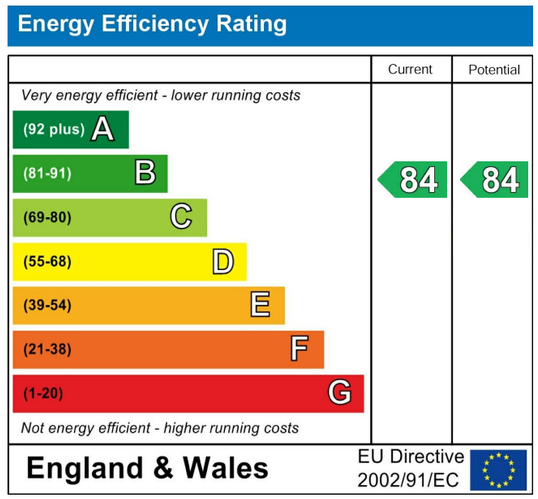
McCarthy & Stone
Resales.

Bilberry Place, Apartment 28, Recreation Road, Bromsgrove, Worcestershire
Approximate Gross Internal Area
52 Sq M/560 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

The Property Ombudsman







28 Bilberry Place

Recreation Road, Bromsgrove, B61 8DT

1 1 Council Tax Band: C

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

Offers in the region of £169,950 Leasehold

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

Why you'll love living here:

- A Delightful One Bedroom Apartment
- Vendor Incentive Available - as per brochure
- McCarthy Stone Retirement Living for Over 70's
- Balcony and Field Views
- On-site Table Service Restaurant
- Personal care packages available
- Homeowners' lounge & Landscaped gardens
- Guest suite + Function room
- Secure camera entry system
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

28 Bilberry Place, Bromsgrove

1 | 1 | Offers in the region of £169,950

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
This spacious and well-presented apartment is accessed via a welcoming entrance hall with useful walk-in storage and additional cupboard housing the boiler. The bright and generously sized dual-aspect living room offers ample space for both lounge and dining furniture, with large patio doors opening onto a private balcony enjoying pleasant leafy views. A modern fitted kitchen features a range of high-gloss wall and base units, integrated appliances, a ceramic hob with extractor hood, and an eye-level oven.

The apartment benefits from a generous double bedroom with a built-in mirrored wardrobe and a bright outlook, while the contemporary wet room-style shower room has been thoughtfully designed with accessibility in mind, featuring a spacious shower area, vanity storage, illuminated mirror and modern fittings. Further benefits include underfloor heating, double glazing, emergency pull-cord assistance, and a secure door entry system, providing comfort, convenience and peace of mind within this desirable retirement development.

Vendor Incentive
The vendors are offering a contribution on completion equivalent to six months of the property's service charge.

This incentive is offered and funded solely by the vendors and is not provided by McCarthy Stone Resales or the development

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.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Bilberry Place serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Additional Information & Services
• Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (RLP)
What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service charge: £9,395.04 for financial year ending 30/06/27.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 999 years from 1st Jan 2017
Ground rent: £435 per annum
Ground rent review: 1st Jan 2032

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.

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.













