

# PRICE REDUCTION



McCarthy & Stone  
RESALES



16 Ryland Place 27 Norfolk Road, Edgbaston, B15 3AY  
Price £249,900

For further details  
please call 0345 556 4104

LEASEHOLD

# 16 Ryland Place 27 Norfolk Road, Edgbaston, B15 3AY

Immaculately presented two double bedroom first floor retirement apartment. With TWO WALK OUT BALCONIES. ONE HOURS OF DOMESTIC ASSISTAINCE PER WEEK INCLUDED. Part of McCarthy & Stone's Retirement Living PLUS range.

## 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.

## Entrance Hallway

Front door with spy hole leads to the entrance hall. There is a door to

the large walk-in storage and airing cupboard fitted with bespoke shelving throughout and an extra light and double socket. The 24-hour Tunstall emergency response pull cord system is wall mounted in the hall. Smoke detector. Security door entry system. Four double power sockets. Wall mounted thermostat. Doors lead to the living room, both bedrooms, cloakroom and wet room.

## Living Room

This living room is complimented by having a modern feature fireplace and a double glazed door which opens out onto the walk-out balcony. Telephone points. TV point (with Sky/Sky+ capabilities). Power sockets. Part glazed double doors lead into a separate kitchen.

## Kitchen

A modern fitted kitchen with a range of high gloss base and wall units. The current owner has had three additional matching wall units, tray space, fitted. All base units have been professionally fitted with pullout wire baskets and a carousel fitted in the corner base unit. UPVC double glazed electrically operated window sits above a grey composite 1 and a half bowl sink with swan neck tap. Integrated electric oven, microwave and induction four ring hob with extractor hood above. Integral fridge and freezer. Central ceiling light fitting. Towel rail. Tiled floor. Wall mounted thermostat. Two double sockets.

## Master Bedroom

This double bedroom features a double glazed door which opens onto another walk-out balcony. Walk-in wardrobe housing rails and shelving and featuring an automated light. TV and telephone point. Emergency response pull cord. Wall mounted thermostat. Four double sockets.

## Wet Room

Purpose built wet room with non slip flooring, tiled walls and fitted suite comprising; walk in 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. Extractor fan.

## Bedroom Two

This generously sized second double bedroom could also be used as a second sitting room/office/hobby room. Large double glazed window looks out to the balcony. TV point. Power sockets. Emergency response pull cord.

## Second bedroom Balcony

Large walk out balcony with external water tap fitted.

## Cloak Room

Matching white suite comprising; WC and hand basin. Fitted mirror. Ceiling light. Modern shelving.

## Retirement Living PLUS

With Retirement Living PLUS you retain independence in your own apartment, but have the reassurance of on-site management support and security 24 hours a day. Our qualified YourLife care professions offer around-the-clock, flexible personal care and support packages, tailored to suit your needs.

## 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 please contact your Property Consultant or Estate Manager.

## Ground Rent

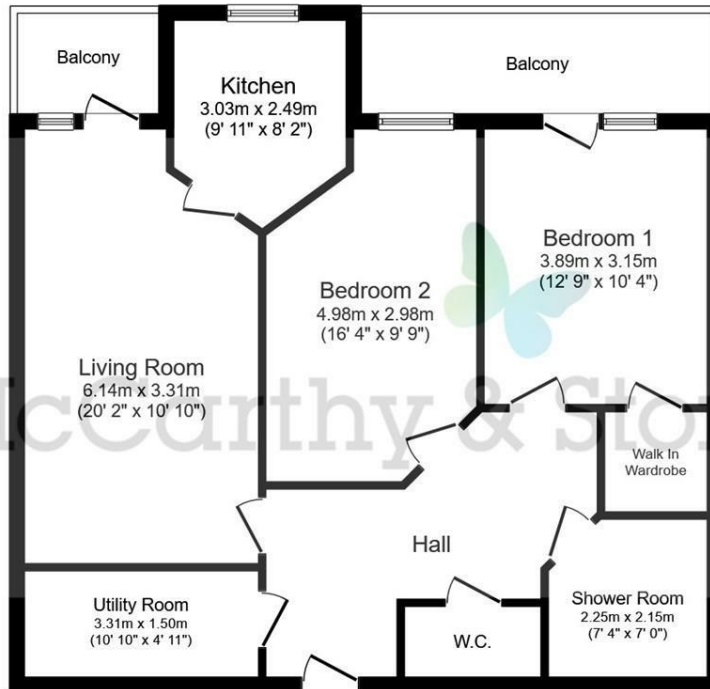
Annual fee - £510.

## Lease Length

140 years from 15th Sept 2016.







**Floor Plan**

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>	85	85
	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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