



McCarthy & Stone

RESALES



55 Bilberry Place, Recreation Road, Bromsgrove, B61 8DT
Asking price £265,000 Leasehold

For further details
please call 0345 556 4104

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***SUPERB TWO BEDROOM RETIREMENT APARTMENT WITH WET ROOM AND LARGE BALCONY* ~Built & Managed by McCarthy & Stone~**

Bilberry Place

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

Entrance Hallway

A solid oak door with spy hole and letter box leads to a large L shaped hallway. Two ceiling light fittings. 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.

Living Room

A generously sized living room complimented with double glazed french doors leading to a walk out balcony. 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 chrome extractor hood above. Easy access mid level oven, with space above for a microwave. Space for a dishwasher. The stainless steel sink unit sits beneath a double glazed window.

Master bedroom

Master bedroom with built in mirror fronted wardrobe. Ceiling light fitting. TV and telephone point. Double glazed window. French doors to juliet balcony.

Bedroom Two

Further double bedroom. Ceiling light fitting. TV and telephone point. Double glazed window.

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. Slip resistant flooring. Emergency pull-cord.

Cloakroom

White suite comprising WC and sink with mirror over.

Lease information

999 years from 1st Jan 2017
Ground rent £510 per annum

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

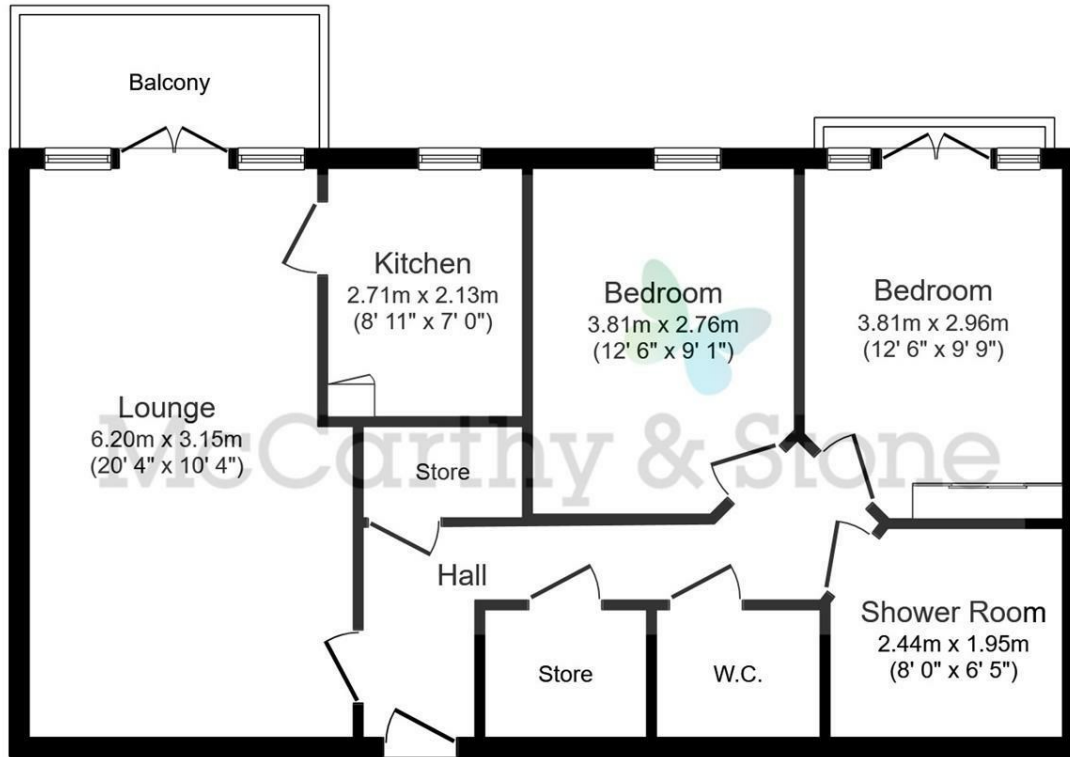
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estate Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Parking

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.







Floor Plan

Total floor area 70.0 sq. m. (753 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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
 Registered in England and Wales No. 10716544

