

A photograph of a modern, multi-story apartment building with a central courtyard. The building features a mix of red brick and light-colored panels. Several balconies with dark metal frames and glass railings are visible. The courtyard is a grassy area with some landscaping, including bushes and a paved path. The sky is blue with scattered white clouds.

AP MORGAN

Recreation Road, Bromsgrove,
Offers in the region of £250,000

Features:

- Well-presented first floor retirement apartment for over 70's
- Offered with no onward chain
- Two double bedrooms
- Two walk out balconies with outlook over green space
- Spacious lounge/dining room
- Fitted kitchen with appliances
- Beautifully maintained communal gardens
- Domestic assistance (one hour per week included in the service charge)
- Guest suite, function room & table service restaurant

Description:

Situated in the heart of Bromsgrove town centre is this generous retirement apartment, enjoying two double bedrooms and two balconies with attractive field views to the front aspect. The property is offered with no onward chain and presents an excellent opportunity to purchase a well-presented home within the sought-after McCarthy & Stone Retirement Living development at Bilberry Place.

The property is accessed via a secure intercom entry system into a welcoming communal lobby, where residents benefit from a range of on-site facilities including a restaurant with daily freshly prepared meals, a laundry room, and a spacious residents' lounge. Lift access is available to all floors, and an on-site Estate Manager is available to assist with the day-to-day running of the development.

The apartment itself offers generous and well-appointed accommodation briefly comprising: entrance hall with two large storage cupboards and a guest W/C; a spacious open-plan lounge/dining room with French doors opening out to one of two private balconies; and a modern fitted kitchen with integral electric oven, hob, and fridge/freezer. There are two double bedrooms, with the master benefitting from built-in wardrobe storage and direct access to a second walk-out balcony. The accommodation is serviced by a spacious wet room with walk-in shower.



Additional features include raised-height electrical sockets, non-slip bathroom flooring, and a 24-hour emergency call system. Residents also receive one hour of domestic assistance per week included within the service charge, with additional care packages available via the on-site, CQC-registered care team.

Further benefits include:

24-hour on-site staffing

Secure camera entry system

Guest suite available for visitors (subject to availability and a nightly fee)

Beautifully maintained communal gardens

Parking permit scheme (subject to availability and an annual fee)

Situated just 0.2 miles from the centre of Bromsgrove, the property offers convenient access to a range of local amenities including shops, cafés, restaurants, and regular bus services. The M5 and M42 motorways are within easy reach, and Bromsgrove Train Station is approximately 1.5 miles away, offering direct routes to Birmingham and Worcester.

Tenure: Leasehold – 999 years from 01/01/2017

Ground Rent: £510 per annum (review date: 1st Jan 2032)

Service Charge: £11,157.16 per annum (for financial year ending 30/06/2025)

Details:

Entrance Hall

W/C

Lounge/Dining Room 6.18 x 3.15

Walk-Out Balcony



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

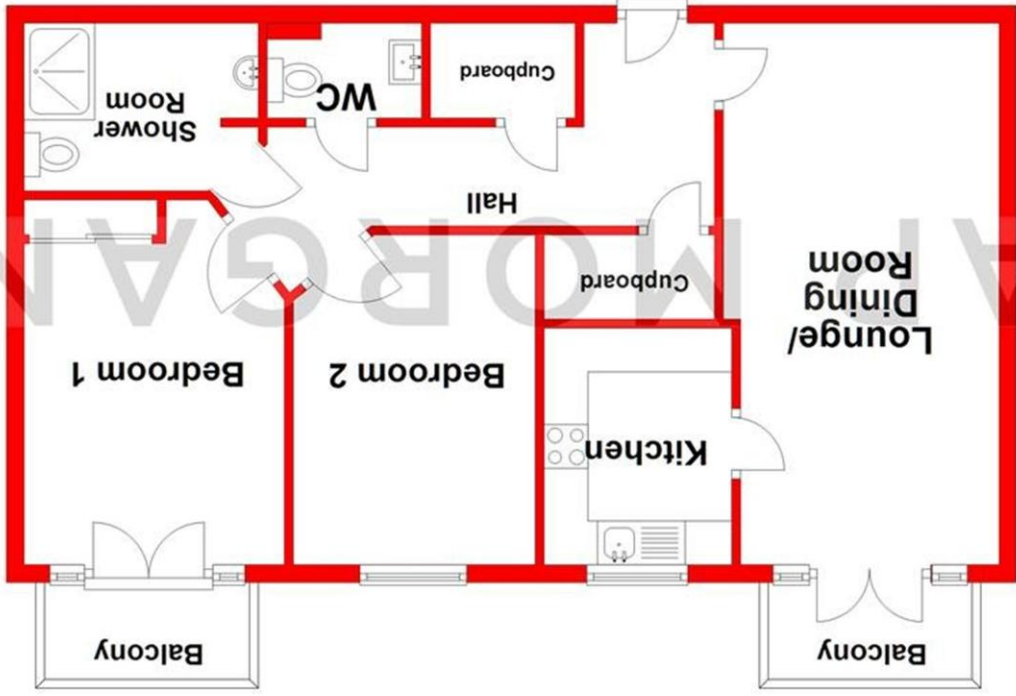
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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First Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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