



## Apt 48 Ryland Place 27 Norfolk Road, Birmingham, B15 3AY

### Offers In The Region Of £80,000

Hadleigh Estate Agents are delighted to offer this fantastic one bedroom apartment available for sale. Located within the ever popular Ryland Place retirement complex, this luxurious top floor apartment is offered to the over 70's community.

Ryland Place was completed in 2016 and offers state of the art design and technology throughout. Boasting an excellent subsidised onsite dining room, a further function room is available for parties and social gatherings, along with a residents lounge serving free tea and coffee. Further benefitting from on-site laundry room, well maintained communal grounds and visitors parking. Residents parking is available, subject to request from the on-site management, with electric car charging points and a range of additional services on offer. Ryland Place also offers an apartment for friends and relatives to stay in, subject to daily charges, whilst visiting.

Being access via lifts, the apartment benefits from underfloor heating, with individual room thermostats, ample storage cupboards and modern décor throughout.



## Location



Located on Norfolk Road, Ryland Place is a short walk away from the Hagley Road, offering ample transport links into Birmingham City Centre and nearby local amenities. Harborne High Street and Edgbaston Village are also a stones throw away.

## Hallway

Carpeted flooring, emergency pull cord system, ceiling spotlights with modern light switches and access to a spacious internal storage cupboard.

## Lounge Diner



Modern living room and dining area, with carpeted flooring, two ceiling light points and giving access to your own private balcony.

## Kitchen



Modern fitted kitchen boasting a range of base and wall units. Including integrated oven, fridge and freezer. Tiled flooring and ceiling light point.

## Bedroom



Spacious master bedroom, with a perfect walk in wardrobe. Carpeted flooring, ceiling light point and pull cord system.

## Shower Room



Large wet room boasting mains shower and handheld attachment. Low level flush WC, vanity unit and mirror, along with towel radiator.

## General Information

We have been advised the following information, however we advise for you to confirm this with your legal representative as Hadleigh Estate Agents cannot be held accountable.

Tenure - Leasehold

Length Of Lease - 109 Years

Service Charge - £10,561.00 PA

Ground Rent - £435.00 PA

EPC - B

Council Tax Band - B

The service charge includes:

24 hour emergency call system (Peace of mind for relatives)

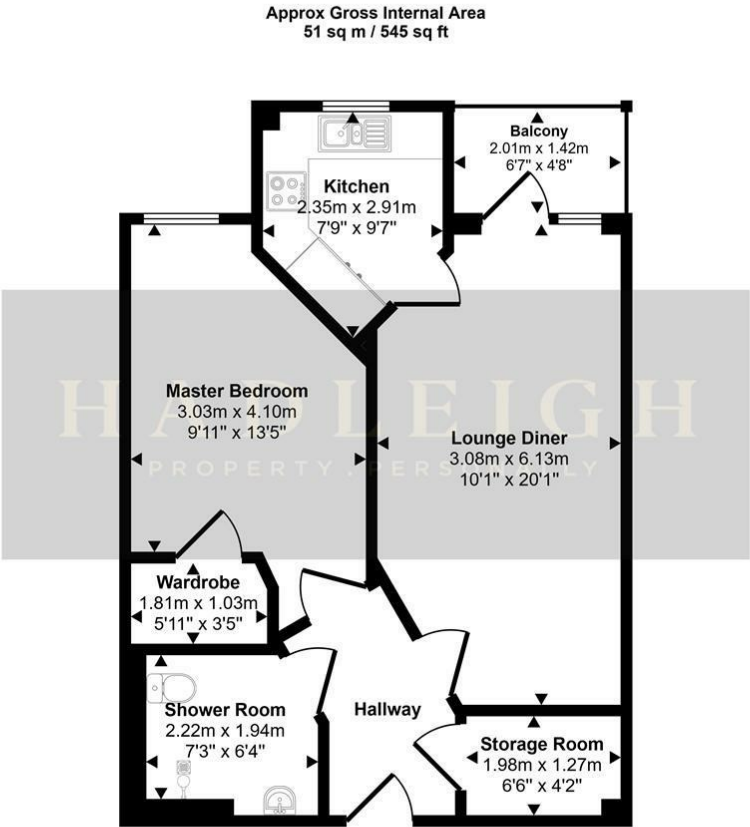
Buildings Insurance

1 hour domestic assistance per week

Water Rates

24 hour on site staffing

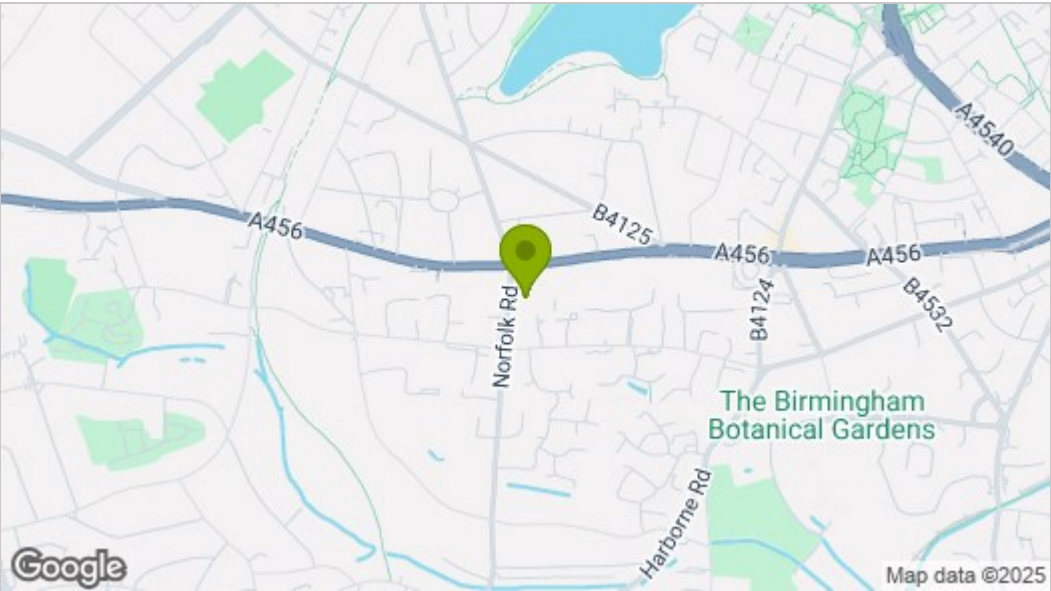
Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

