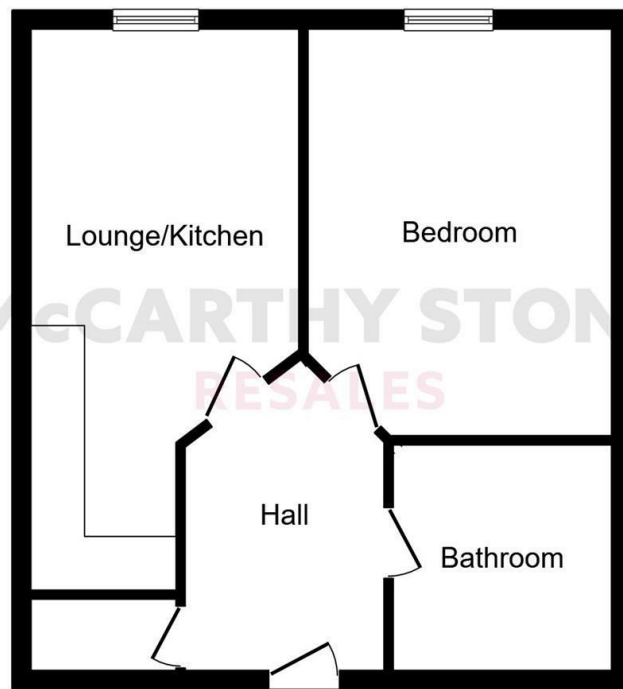


# McCARTHY STONE RESALES

## 37 POPPY COURT JOCKEY ROAD, SUTTON COLDFIELD, B73 5XF



Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>86</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			



# McCARTHY STONE RESALES

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\*JOIN US FOR COFFEE & CAKE- WEDNESDAY 14TH AUGUST 2024 - FROM 10am-4pm - BOOK YOUR PLACE TODAY!\*

An immaculately presented and spacious second floor ONE BEDROOM retirement apartment with new carpet fitted throughout. The apartment is situated close to the main lift providing easy access to the ground floor facilities/front entrance, as well being near to the duty manager's night accommodation and the guest suite. A new Gledhill slimline boiler was fitted in 2021 with Gledhill Platinum cover also covering the heating system.

\*\*Available for immediate occupation with no upward chain\*\* Majority Cooke's Furniture can be available by separate negotiation.

### PRICE REDUCTION

## OFFERS IN THE REGION OF £90,000

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# POPPY COURT, JOCKEY ROAD, SUTTON

# 1 BEDROOMS £90,000

## POPPY COURT

Poppy Court is one of McCarthy & Stone's Retirement Living PLUS developments and is all about making life easier. This includes providing a great value in-house restaurant, for when you don't feel like food shopping or cooking for yourself, a spacious homeowners' lounge for socialising and a guest suite where friends and family can stay for a modest fee. Whether you'd like help with chores such as housework or laundry or simply need a hand with anything else, our Estates Manager and on-site team are there to help. Our support packages are totally flexible and personalised, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hour's domestic assistance per week, which many homeowners choose to use to have their apartment cleaned. Alternatively, other tasks which you could choose to be carried out by our services team include: changing bedding, managing heating systems, shopping for food or posting letters or parcels. The Your Life Care & Management team offer a range of personal care packages to suit your individual requirements. In addition to the 1 hour domestic assistance included in your service charge, are an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise: Domestic Support, such as ironing & laundry or shopping; Personal Care, e.g medication or companionship (please speak to the Property Consultant for further details and a breakdown of charges).

For your reassurance and safety the development has 24-hour on-site staffing, security camera entry systems and a 24-hour emergency call system. Additionally, the flat has its own house alarm.

Poppy Court has a homeowners' lounge which provides 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). For added convenience there is an onsite table service restaurant with freshly-cooked meals, provided every day for a modest fee.

## 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 that can assist with service charges or living costs.
- 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.

## ENTRANCE HALLWAY

Wall mounted house alarm, emergency intercom and security door entry system.  
Solid wooden door with spy hole and letter box.  
Door to storage cupboard. Doors off lead to the bedroom, bathroom and living room.

## LIVING ROOM

With feature fireplace and inset electric fire with ample room for dining. Double glazed windows enjoying a very pleasant outlook. Ceiling light fitting, TV and satellite points. Telephone points. The lounge backs on to a wonderful open plan kitchen.

## KITCHEN

A modern fitted kitchen with a range of wall and base storage units. Roll edge granite style work surfaces with a tiled splash back. Integrated fridge and freezer. Easy access Beko oven with side opening door. Induction hob with extractor hood above. Ceiling spot lights and under-cupboard lighting. Stainless steel sink unit with drainer and mixer tap. Tiled floor.

## BEDROOM

Central ceiling light fitting. Built in mirror fronted double wardrobe. Wall mounted heater.  
TV and telephone point. Power points. Double glazed window.

## BATHROOM

Wet room with slip resistant flooring. Low level bath with hand

grips. Level access shower with grab rails and shower curtain. WC. Vanity unit wash hand basin with storage below and a fitted mirror above. Emergency pull cord.

## SERVICE CHARGE DETAILS

- Cleaning of communal windows
- Subsidised Meal Costs
- 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 House 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.

Service charge: £10,259.06 per annum (for financial year end 30/06/2025).

## LEASE INFORMATION

Lease term 125 years from 1st Jan 2011  
Ground rent £435 per annum  
Ground rent review date: Jan 2026

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



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