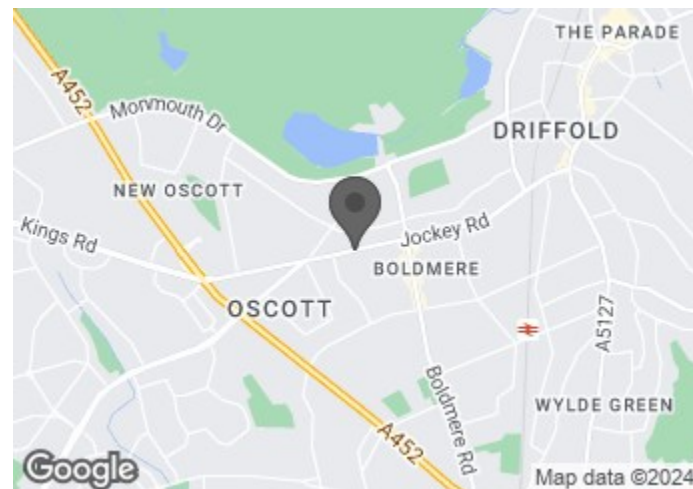


Total floor area 49.9 sq.m. (537 sq.ft.) approx

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) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

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**McCARTHY STONE
RESALES**

34 POPPY COURT
339 JOCKEY ROAD, SUTTON COLDFIELD, B73 5XF



BRIGHT AND FRESH one bedroom first floor retirement apartment benefitting from an ATTRACTIVE ASPECT overlooking the WELL MAINTAINED GARDEN which gets the SUN ALL AFTERNOON into late evening. The view is enjoyed from the generous LIVING ROOM/DINER. Separate fitted kitchen with INTEGRATED APPLIANCES and double bedroom with BUILT IN WARDROBE. The spacious bathroom (WET ROOM) comprises of a BATH SUITE and SHOWER.

ASKING PRICE £110,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

POPPY COURT, 339 JOCKEY ROAD, SUTTON COLDFIELD

1 BED | £110,000

ENTRANCE HALL

Close to the lift is the front entrance door with spy hole leading into the entrance hall with storage cupboard. Further doors lead onto the bedroom, bathroom and living room. Two ceiling light fittings. A wall mounted emergency call module. Further safety features consist of a smoke detector and illuminated light switches.

LIVING ROOM

A good sized, rectangular shaped living room with double glazed windows, sunny aspect, two ceiling light fittings. TV and telephone points. Partially glazed door leads onto a separate kitchen.

KITCHEN

Fitted kitchen with tiled floor and splash back. Integrated fridge/freezer. A double glazed window with motorized opening is positioned above a stainless steel sink unit with drainer. Easy access electric oven with side opening door. Induction hob with extractor hood above.

BEDROOM

A double bedroom benefiting from a double glazed window filling the room with natural light. Ceiling light point. TV, telephone and power points. Built in mirrored fronted wardrobe with sliding doors.

BATHROOM (WET ROOM)

A purpose built wet room with a low level bath with hand grips. Shower unit with curtain. WC. Vanity unit with inset wash hand basin and mirror above. Non slip vinyl flooring. Heated towel rail. Emergency pull-cord.

POPPY COURT

Poppy Court is one of McCarthy & Stones Retirement Living PLUS developments and is all about making life easier. That includes providing a great value in-house restaurant, for when you don't feel like food shopping

and cooking yourself, plus 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 sometimes need a hand with anything else, our Estates manager and on-site team are there to help. And our support packages are totally flexible, so you only pay for the care you actually use. Within the service charge homeowners are allocated 1 hours domestic assistance per week, so for many of our homeowners, they use this hour to have their apartment cleaned. Other tasks, which you can choose to be carried out by our services team as part of your domestic assistance allowance, include; changing bedding, managing heating systems, shopping for food and posting letters or parcels. There are a range of personal care packages to suit your requirements - provided by the Your Life Care & Management team. In addition to the 1 hours domestic assistance included in your service charge, there're an assortment of bespoke packages on offer to suit the individual needs of each homeowner. These comprise; Domestic support, Ironing & Laundry, Shopping, Personal care, Medication and Companionship (please speak to the Property Consultant for further details and a break down of charges). For your reassurance the development has 24-Hour on-site staffing, secure camera entry systems and 24-Hour emergency call systems. The development 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 everyday for a modest fee. It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

SERVICE CHARGE (BREAKDOWN)

- 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 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 House Manager.

Annual service charge: £9,474.70 for financial year ending 31/03/2024.

CAR PARKING PERMIT SCHEME-SUBJECT TO AVAILABILITY

Parking is by allocated space subject to availability. 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 House Manager on site for availability.

LEASE LENGTH

125 years from the 1st Jan 2011

GROUND RENT

Ground rent: £435 per annum
Ground rent review: 1st Jan 2026

ADDITIONAL INFORMATION & SERVICES

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

