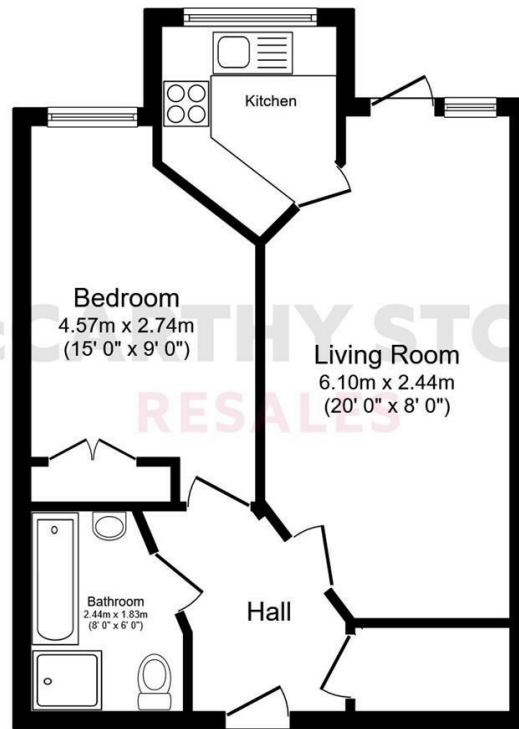


# McCARTHY STONE RESALES

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



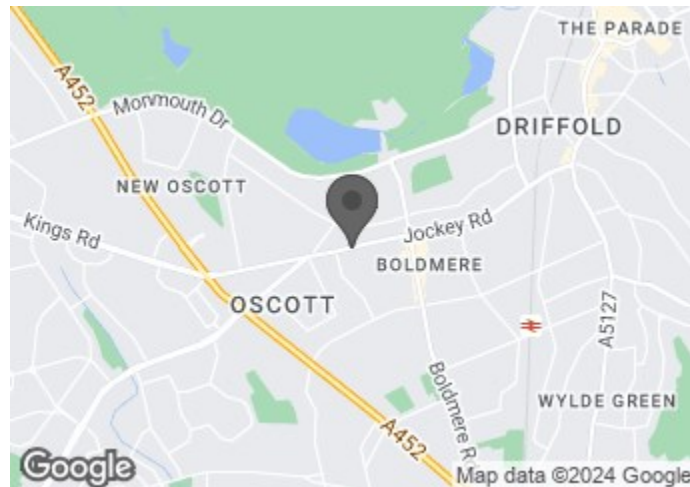
Total floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx

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>83</b>	<b>85</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		



A fantastic opportunity to acquire a well presented GROUND FLOOR RETIREMENT APARTMENT in our prestigious Poppy Court development.

McCarthy Stone RETIREMENT LIVING PLUS having the benefit of ONE DOUBLE BEDROOM, spacious lounge/diner with FRENCH DOOR TO PATIO AREA. Homeowner's Lounge and Waitress service restaurant

Viewing is highly recommended.

PART EXCHANGE SCHEME AVAILABLE - please enquire for more details.

## ASKING PRICE £100,000 LEASEHOLD

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

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

# McCARTHY STONE RESALES

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# POPPY COURT, JOCKEY ROAD, SUTTON COLDFIELD

## 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 hour 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 hour 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.

## ENTRANCE HALL

Solid wooden door with spy hole and letter box. Wall mounted emergency intercom and security door entry system. Door to storage cupboard. Doors leading to the Bedroom, Bathroom and the Living Room.

## LIVING ROOM

Two ceiling light fittings. Feature fireplace with electric fire creating a great focal point for the room. French door to patio area. Sky TV and telephone points. Oak effect door with partially glazed panels leads into the kitchen.

## KITCHEN

Fitted kitchen with a range of wall and base storage units. Roll edge granite style work surfaces with a tiled splash back. Integrated fridge/freezer. Easy access oven with side opening door. Induction hob with extractor hood above. Ceiling spot lighting. Tiled floor. Stainless steel sink unit with drainer and mixer tap sits beneath double glazed window.

## BEDROOM

Double bedroom with central ceiling light fitting. Built in mirror fronted wardrobes. Wall mounted heater. TV and telephone point. Power points. Double glazed window.

# 1 BED | £100,000

## WET ROOM

Wet room with slip resistant flooring. Low level bath with hand grips. Shower unit 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 (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours 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. 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 ending 31/03/2025).

## 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 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

