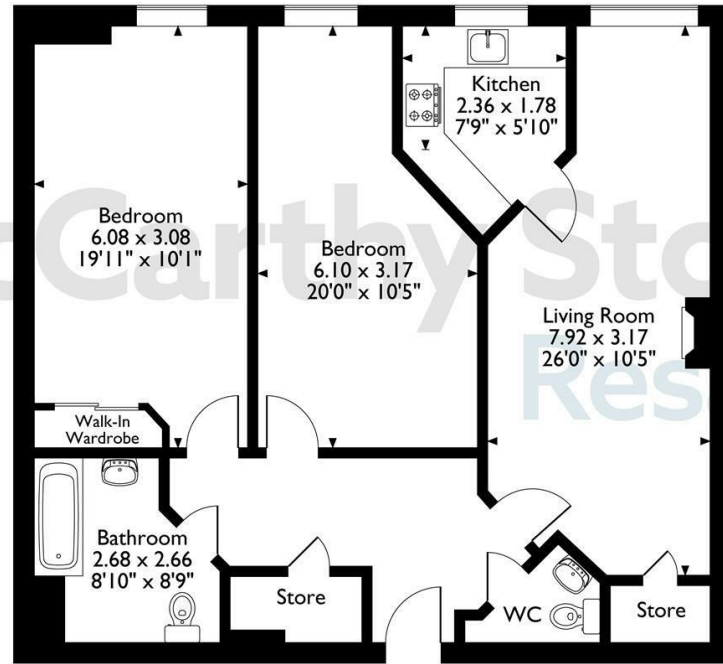
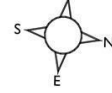


Poppy Court, Apartment 33, 339, Jockey Road, Sutton Coldfield  
Approximate Gross Internal Area  
87 Sq M/936 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**33 Poppy Court**

Jockey Road, Sutton Coldfield, B73 5XF



**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Asking price £140,000 Leasehold**

\* TWO BEDROOM first floor RETIREMENT apartment\* situated in our prestigious POPPY COURT development.

The property benefits from a generous lounge/diner, a modern fitted kitchen with integrated appliances, two double bedrooms, master bedroom having a built in wardrobe. Tiled bathroom with bath suite and showering area. A guest WC is also conveniently located off the hallway.

McCarthy Stone Retirement Living for Over 70's

**Call us on 0345 556 4104 to find out more.**

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Poppy Court, Jockey Road, Boldmere, Sutton Coldfield, West Midlands, B73 5XF

## 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.
- 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

A solid wooden door with spy hole and letter box leads into a welcoming entrance hallway which includes a wall mounted house alarm, emergency intercom and security door entry system.

Doors lead off to a storage cupboard. Further doors lead to the bedrooms, bathroom, guest wc and living room.

## Living Room

A generous living room having ample space for dining. Two ceiling light fittings. TV and telephone points. Power sockets. Double glazed window with pleasant outlook. Door to a useful storage cupboard. Part glazed door leads to the kitchen.

## Kitchen

Located off the lounge the fitted kitchen includes tiled floor and splash back. Integrated fridge/freezer. Stainless steel sink unit with drainer and mixer tap sits beneath a double glazed window. Built in electric fan oven with side opening door. Electric hob with extractor hood above. Tiled floor.

## Bedroom One

A double bedroom with built in mirrored fronted wardrobe. Double glazed window. Ceiling light point. TV, telephone and power points.

## Bedroom Two

A second double bedroom with double glazed window. Ceiling light point. TV, telephone and power points. Offering a variety of different uses.

## 2 bed | £140,000

## Bathroom

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

## Guest WC

WC and vanity unit with inset wash hand basin.

## 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 House Manager.

Annual Service charge: £14,858.55 for financial year ending 31/03/2027

## Ownership details

Lease term: 125 years from 1st Jan 2011

Ground rent review: 1st Jan 2026

Ground rent £510 per year

## Parking

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.

## Additional Information & Services

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

