



**McCarthy & Stone**  
**RESALES**



**21 Poppy Court 339 Jockey Road, Sutton Coldfield, B73 5XF**  
**Offers invited £130,000 LEASEHOLD**

**For further details**  
**please call 0345 5564104**



# 21 Poppy Court 339 Jockey Road, Sutton Coldfield, B73 5XF

**\*\*6 MONTHS PAID SERVICE CHARGE WITH THIS APARTMENT\*\*** Set in a most convenient location in Sutton Coldfield, this well presented one bedroom first floor retirement apartment benefits from McCarthy & Stone's Retirement Living PLUS range (Known previously as Assisted Living).

## Poppy Court

Poppy Court is one of McCarthy & Stone's 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

Front door with spy hole leads into the entrance hall. Door opening to 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

Double glazed window offering views of the communal gardens. Feature fireplace. Two ceiling light fittings. TV and telephone points. 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 Beko fan 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.

## 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.

## 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

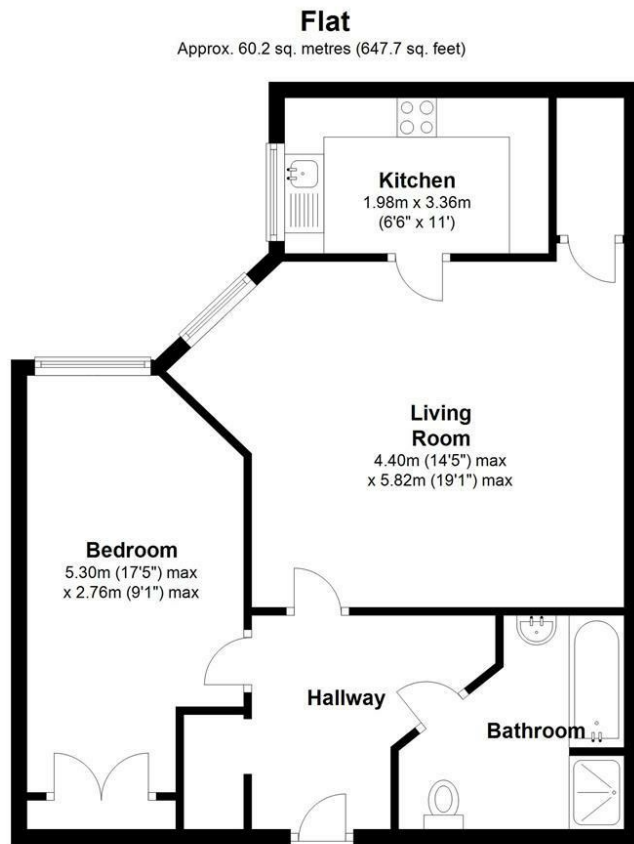
## Ground Rent

£435









Total area: approx. 60.2 sq. metres (647.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

McCarthy & Stone Resales Limited, 100 Holdenhurst Road,  
Bournemouth, Dorset, BH8 8AQ  
T: 0345 5564104 - [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
Registered in England and Wales No. 10716544