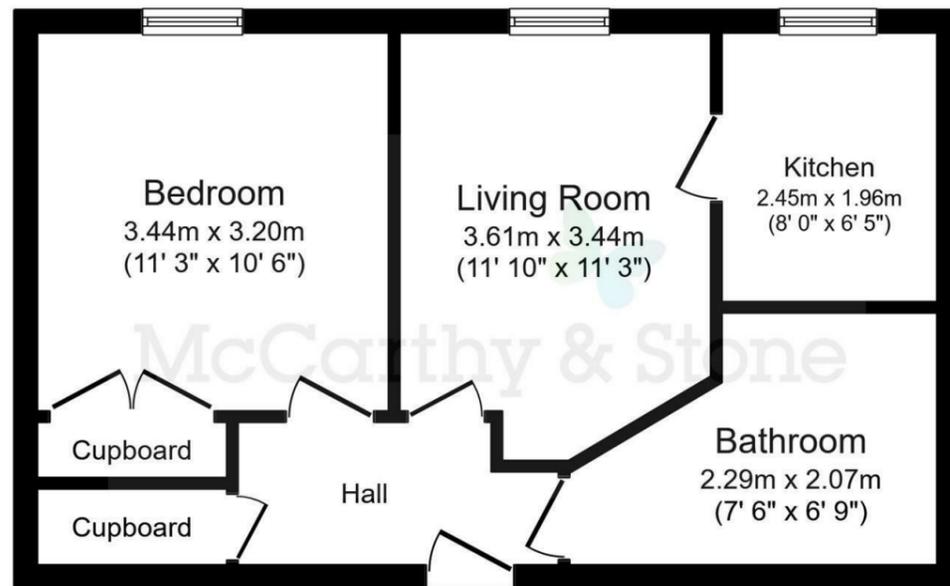


McCARTHY STONE RESALES

39 POPPY COURT,
JOCKEY ROAD, SUTTON COLDFIELD, B73 5XF



Floor Plan

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

Powered by focalagent.com

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge 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 on the fees that apply to this property. 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



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

A second floor south east facing RETIREMENT APARTMENT in our prestigious Poppy Court development. The apartment is situated close to the life and is a very light and airy one bedroom apartment.

PRICE REDUCTION

ASKING PRICE £95,000 LEASEHOLD

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

POPPY COURT, JOCKEY ROAD,

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.

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 south east facing position. Oak effect door with glazed panels lead to the kitchen. Ceiling light fitting, TV and telephone points.

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. Tiled floor. Stainless steel sink unit with drainer and mixer tap sits beneath a double glazed window.

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

1 BEDROOMS £95,000

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 House Manager.

Service charge: £8,404.08 p.a (for financial year end 30/06/2022).

GROUND RENT AND OWNERSHIP DETAILS

125 years from 1st Jan 2011

£435 per annum

Ground rent review date: Jan 2026

