



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com

COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	81	81
(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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35 POPPY COURT 339 JOCKEY ROAD, SUTTON COLDFIELD, B73 5XF



A WELL PRESENTED TWO BED SOUTH FACING SECOND FLOOR RETIREMENT APARTMENT ~ Set within Poppy Court ~ part of McCarthy & Stone's exclusive Retirement Living PLUS range (previously known as Assisted Living).

PRICE REDUCTION
OFFERS IN THE REGION OF £140,000

For further details, please call **0345 556 4104**
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POPPI COURT, 339 JOCKEY ROAD,

ENTRANCE HALL

Front door with security lens leads into a spacious entrance hall. Off the hall is a door to storage cupboard/utility which also houses the hot water tank. Further doors lead onto the bedrooms, bathroom and living room. Two ceiling light fittings. A wall mounted emergency call module. Panel heater. Further safety features consist of a smoke detector and illuminated light switches.

LIVING ROOM

This wonderfully light living room benefits from an attractive feature fireplace with electric fire, a large double glazed window with a southerly aspect which overlooks the rear side gardens, two ceiling lights, TV and telephone sockets and plenty of power sockets. A Wall mounted panel heater. A partially glazed door leads to the separate kitchen.

KITCHEN

An exceptionally spacious fitted kitchen with tiled flooring and splashbacks. Integrated fridge & freezer. A double glazed window, with views across the garden, is positioned above a stainless steel sink unit with drainer. Easy access electric fan oven with side opening door. Induction hob with extractor hood above. Ceiling spot lights and under-pelmet lighting.

BEDROOM ONE

A double bedroom with built-in mirror-fronted wardrobe. Double glazed window with westerly aspect across the rear gardens. Ceiling light point. TV, telephone and power points.

BEDROOM TWO

The second bedroom features a double glazed window, ceiling light point, and power points. Wall mounted heater.

PURPOSE-BUILT BATHROOM

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

POPPI 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 of 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 of domestic assistance included in your service charge, there are 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 of age or over.

SERVICE CHARGE BREAKDOWN

- Cleaning of communal windows
- Water rates for communal areas and apartments

2 BEDROOMS £140,000

- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24 hours a day
- Running of the on-site restaurant
- Intruder alarm system

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £11,283.12 p.a (for financial year end).

PARKING PERMIT SCHEME- 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 on-site Manager on site for availability.

LEASE INFORMATION

Lease Length: 125 years from 2011

GROUND RENT

Annual fee £510

