Excellent

Trustpilot

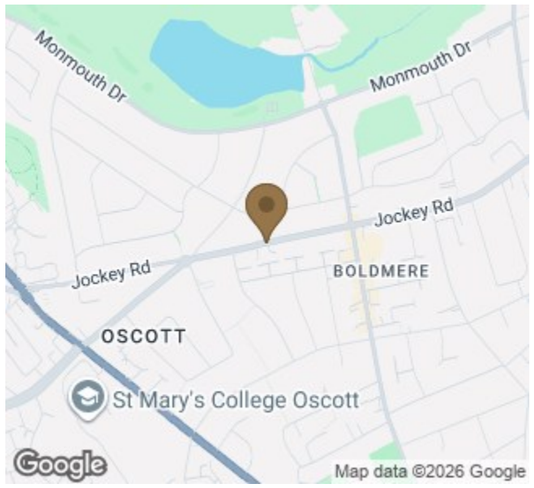
McCarthy & Stone
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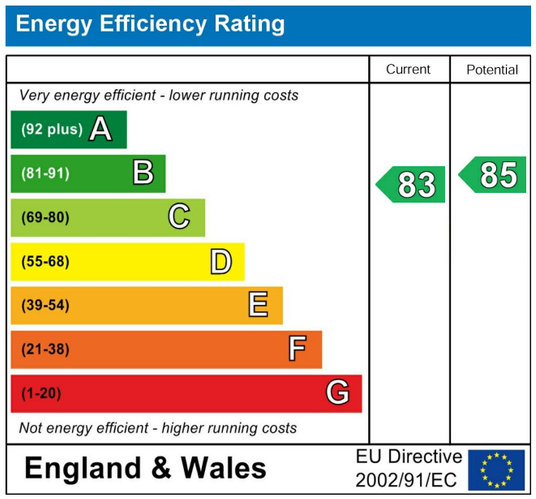
Poppy Court, Apartment 16, 339, Jockey Road, Sutton Coldfield
Approximate Gross Internal Area
57 Sq M/614 Sq Ft




McCarthy & Stone Resales.

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman









## 16 Poppy Court

Jockey Road, Sutton Coldfield, B73 5XF

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 16 Poppy Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £90,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Well Presented One Bedroom Apartment
- First floor with Lifts to all floors
- Spacious Lounge/Diner
- Bathroom with Bath and Shower Suite
- Estates Manager + 24-hour on-site staffing
- Waitress service restaurant
- Landscaped gardens
- Security entry system
- 24-Hour emergency call system
- Pet friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 16 Poppy Court, Sutton Coldfield

1 | 1 | Asking price £90,000

## Poppy Court

Boldmere is a residential area of Sutton Coldfield, approximately 7 miles from Birmingham City centre. It's home to Poppy Court, a McCarthy & Stone Retirement Living PLUS development (formally Assisted Living). The development is 150 yards from the nearest bus station where local services provide access to Sutton Coldfield town centre. Boldmere itself has a variety of shops and amenities including a golf course.

Poppy Court is one of McCarthy & Stones Retirement Living PLUS range and is facilitated to provide it's homeowners' with extra care. An Estates Manager is on hand to manage the day to day running of the development and attend to any queries you may have. Within the service charge homeowners are allocated 1 hours domestic assistance per week, however, additional hours can be arranged by prior appointment. There are a range of personal care packages to suit your requirements - these are provided by the onsite CQC registered care team. 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.

It is a condition of purchase that residents must meet the age requirement of 70 years or of age or over.

## Apartment Overview

A well-presented one-bedroom retirement apartment, exclusively designed for the over 70s, offering comfortable and practical living in a welcoming community setting.

Conveniently located close to the lift, the apartment features a spacious living room filled with natural light and space for dining. A fitted kitchen with integrated appliances and an easy-access oven, a generous double bedroom with a built-in mirrored wardrobe, and a purpose-built wet room with bath, shower and heated towel rail.

Thoughtfully designed with safety and ease of living in mind, the apartment benefits from an emergency call system, pull-cords, illuminated light switches and smoke detection, providing peace of mind and independent living in a secure retirement environment.

## The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Poppy Court serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

## Additional Information & Services

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

## Service Charge (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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

Annual Service charge is £11,088.66 for the financial year ending 30/06/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Lease Information

125 Years from 01/01/2011
Ground rent: £435 per annum
Ground rent review: 1st Jan 2026

## 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 that can assist with service charges or living costs.

- 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.

## 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.



















