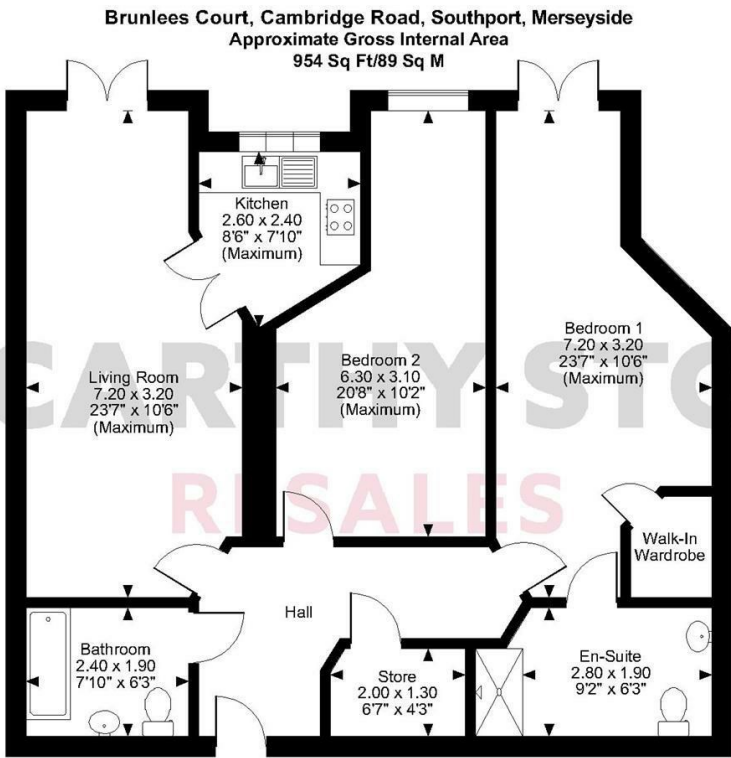


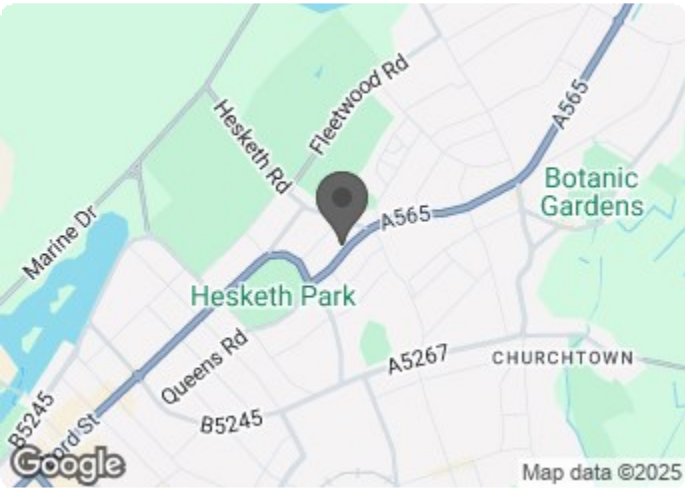
62 Brunlees Court

19-23 Cambridge Road, Southport, PR9 9DH



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8558023/RWO

Council Tax Band: C



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		
England & Wales	EU Directive 2002/91/EC	



Asking price £240,000 Leasehold

Beautiful, spacious (over 950 sq ft) TWO BEDROOM, TWO BATHROOM apartment with LARGE LOUNGE offering GARDEN VIEWS. MCCARTHY STONE age exclusive development for the OVER 70'S Including an ON-SITE RESTAURANT, CQC registered CARE staff, Estate Manager, great local amenities and a BUS STOP directly outside.

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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Brunlees Court, 19-23 Cambridge Road, Southport

Summary
Brunlees Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's. The development consists of 62 one and two-bedroom retirement apartments with design features to make day-to-day living easier.

As well as the privacy of your own apartment, there's the opportunity to lead a full and active social life. You can call into the residents lounge which is a lovely place to meet up with friends or join in the many activities organised by residents and the Estate Management team.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their guests. All the food is freshly prepared and we can cater for special dietary requirements. For a special occasion or celebration, you're also welcome to book our function room for any celebrations or gatherings; there is also a computer available to use here.

Brunlees Court also benefits from landscaped gardens and a guest suite for visitors who wish to stay (additional charges apply). For peace of mind, there is an Estate Manager on site and 24-hour emergency call system provided via a personal pendant alarm and with call points in all rooms.

Local Area
Brunlees Court lies on the coast just 20 miles north of Liverpool and is a traditional seaside town - but with a contemporary twist, combining beautiful beaches with family attractions. The town also has the UK's oldest iron pier and second largest in the country, the designer of which gives his name to Brunlees Court.

Southport is bursting with a host of great things to see and do. As well as an array of attractions, miles of golden sand and some of the most beautiful parks and gardens in the country there's also a generous helping of culture, including the Waterfront Arts project. For local shopping, Churchtown is a tranquil historic village close to Brunlees Court.

There is plenty to do in Churchtown, here you can find all your



daily shopping needs and browse through the village's specialist shops or stop for a bite in its charming cafes after visiting Churchtown's beautiful Botanic Gardens.

The apartment
Considered one of the most sought after apartments due to its size, aspect and garden views, this lovely 2 bedroomed / 2 bathroom apartment has 2 Juliet balconies and garden views from the lounge and bedrooms.

Entrance Hall
Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

Lounge
The extremely spacious lounge has uPVC double glazed doors opening to a Juliet balcony with views over the landscaped gardens, ensuring the room appears full of natural light. Space for dining table and chairs. A modern electric fire - with remote control - provides an added focal point. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. waist height built-in oven, four ring ceramic hob with extractor hood and fitted integrated fridge freezer. Under pelmet lighting.

Bedroom One
Spacious bedroom with a Juliet balcony providing garden views. Walk in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point.

En-suite Bathroom
Wetroom fitted with suite comprising of walk in shower WC, vanity unit with sink and mirror above. Heated towel rail and wall mounted heater



2 bed | £240,000

Bedroom Two / Study
Spacious double bedroom with upvc double glazed window overlooking the gardens. Ceiling lights. TV and phone point.

Bathroom
Fully tiled and fitted with suite comprising of bath with shower above, WC, vanity unit with sink and mirror above. Heated towel rail and wall mounted heater.

Service Charges

- 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 also includes 1 hour per week of cleaning services to the apartment. 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.

The Service Charge for this property is £11,726.98 per annum (up to financial year end 30/09/2025)

Parking (Permit Scheme) subject to availability
Parking is by allocated space subject to availability. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information
Lease Length: 125 years from 2014
Ground Rent: £510 per annum.
Ground Rent Review: Jan 2029
Managed by: Your Life Management Services

Additional Information & Services

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

