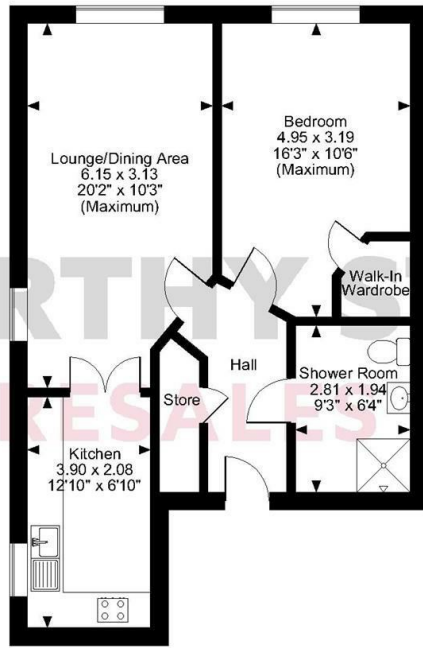
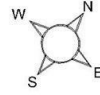


Brunlees Court, Cambridge Road, Southport  
Approximate Gross Internal Area  
602 Sq Ft/56 Sq M

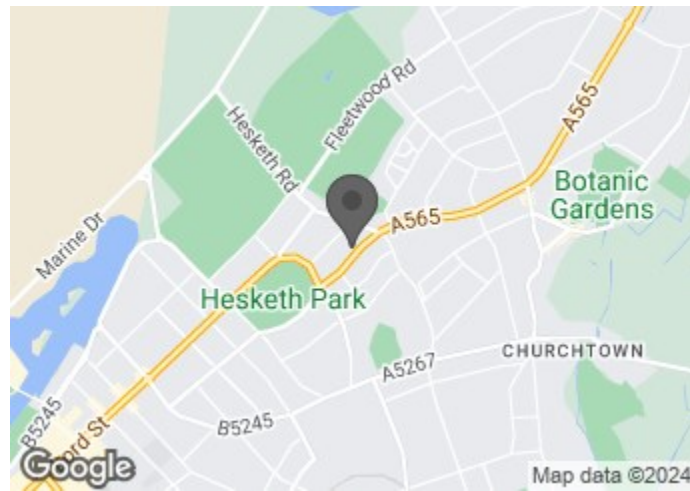


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: B**



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			
		<b>76</b>	<b>83</b>

**McCARTHY STONE  
RESALES**

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**McCARTHY STONE  
RESALES**

**48 BRUNLEES COURT**

19-23 CAMBRIDGE ROAD, SOUTHPORT, PR9 9DH



Beautiful ONE BEDROOM corner apartment on the FIRST FLOOR of this age exclusive OVER 70'S Retirement Living Plus development. Including an ON-SITE RESTAURANT, CQC registered CARE staff, Estate Manager, great local amenities and a BUS STOP directly outside.

**PRICE REDUCTION**

**ASKING PRICE £99,950 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# BRUNLEES COURT, 19-23 CAMBRIDGE

## 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.

## ENTRANCE HALL

Front door with spy hole leads to the 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 24 hour Tunstall emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

## LOUNGE

Dual aspect lounge with additional side window that has views over landscaped gardens, allowing plenty of natural light. Feature fire with fitted electric fire. TV and telephone points. Ceiling light. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Double glazed window to side. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting. Electric operated window for ease of use.

# 1 BEDROOMS £99,950

## BEDROOM ONE

Spacious double bedroom with window overlooking the rear landscaped garden. A walk-in wardrobe with rails and shelving offers plentiful storage. Ceiling light. TV and phone point.

## SHOWER /WET ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above. Slip resistant flooring.

## 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 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: £8,116.08 per annum (for year financial year ending 30th September 2024)

## 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: £435 per annum

Ground rent review date: January 2029

## ADDITIONAL INFORMATION & SERVICES

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

