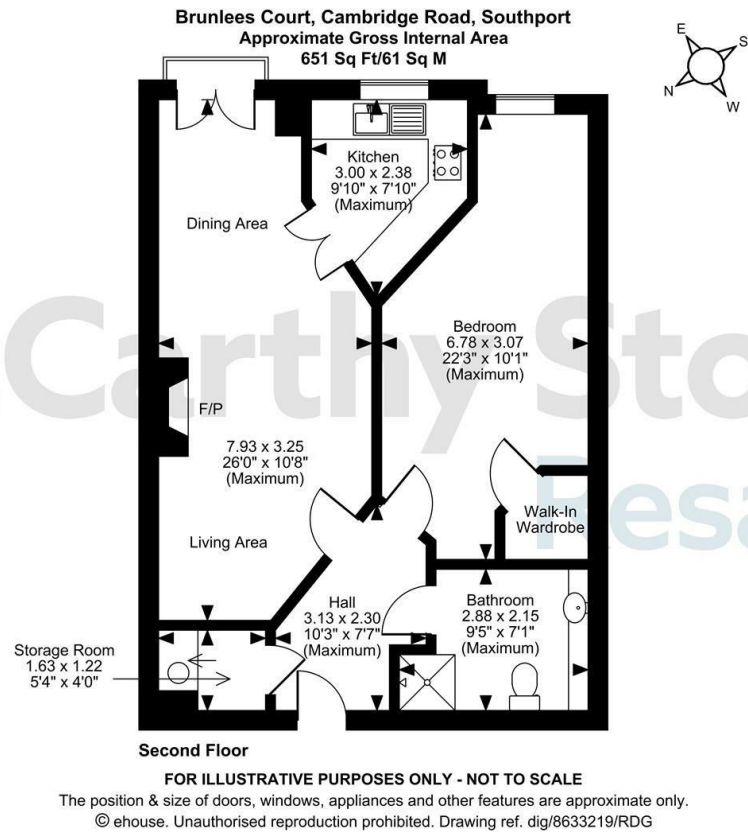


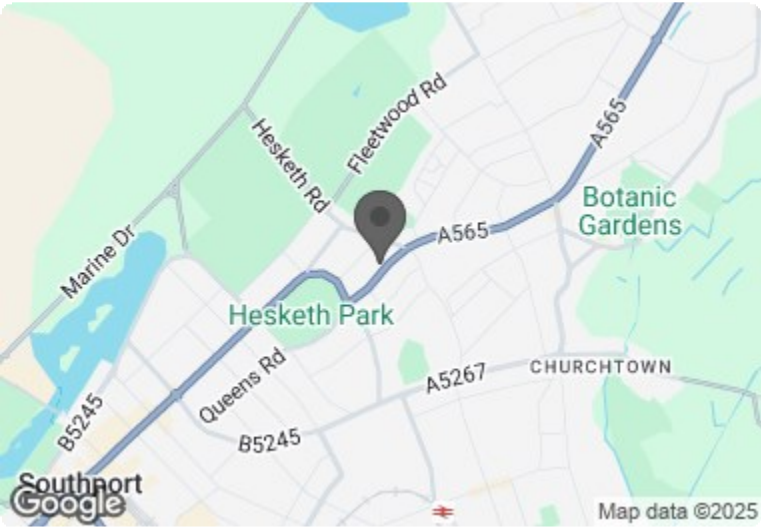
44 Brunlees Court

19-23 Cambridge Road, Southport, PR9 9DH

PRICE  
REDUCED



Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(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	



PRICE REDUCTION

Asking price £79,950 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF BRUNLEES COURT - BOOK NOW!

One bedroom second floor apartment with lounge offering a JULIETTE BALCONY.  
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.

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# Brunlees Court, 19-23 Cambridge Road,

1 Bed | £79,950

PRICE  
REDUCED

### 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 a 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 Burnlees 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 large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the 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 bedroom, living room and bathroom.

### Lounge

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. Juliet balcony opens to a front facing southerly aspect view over the front gardens.

### Kitchen

Fully fitted kitchen with tiled floor. 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.

### Bedroom

Spacious bedroom with upvc double glazed window

providing front garden views. Walk in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point.

### Shower Room

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

### 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: £8,675.88 per annum (for financial year end 30th September 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 Manager on site for availability.

### Lease Information

Lease Length: 125 years from 2014  
Ground Rent: £435 per annum  
Ground Rent review: Jan 2029

### Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

