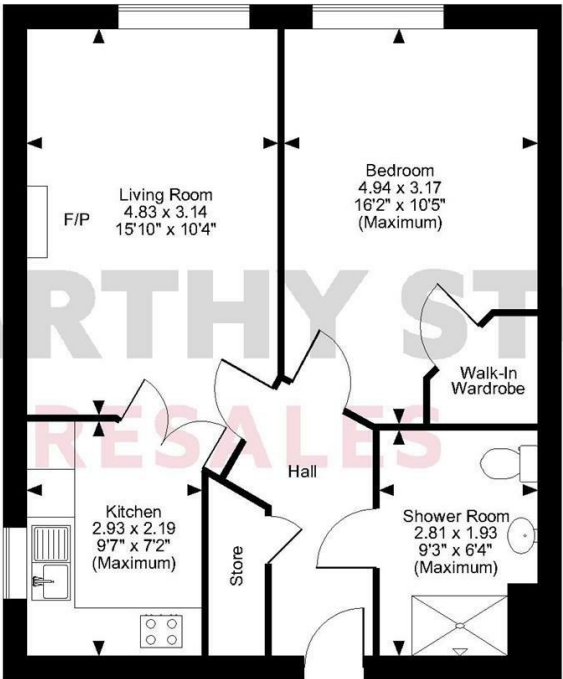


Brunlees Court, Apartment, Cambridge Road, Southport  
Approximate Gross Internal Area  
536 Sq Ft/50 Sq M

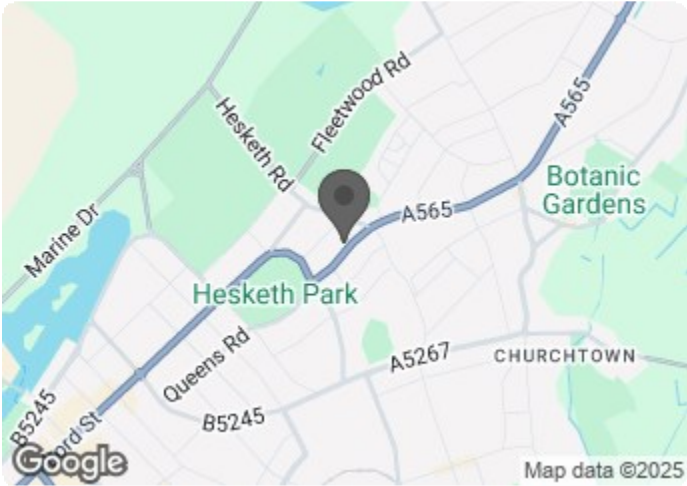


Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8551210/SKL

Council Tax Band: B



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

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.



## 40 Brunlees Court

19-23 Cambridge Road, Southport, PR9 9DH



Asking price £79,950 Leasehold

One bedroom corner second floor apartment with pleasant views. A popular McCarthy Stone Retirement Living Plus development for the OVER 70'S including an ON-SITE RESTAURANT, CQC registered CARE staff, estate manager and a BUS STOP directly outside.

Call us on 0345 556 4104 to find out more.



# Brunlees Court, 19-23 Cambridge Road, Southport

Brunlees Court was built by McCarthy & Stone and designed specifically for assisted retirement living. The development consists of 62 one and two-bedroom retirement apartments with design features to make day-to-day living easier. This includes beautifully equipped kitchens with waist height ovens to minimise bending, walk-in showers for ease of use, simple lever taps and slip resistant flooring. 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 homeowners' lounge whenever you feel like company, and it's a lovely place to meet up with friends or join in the many activities organised by homeowners and the Estate Management team. The lounge is also the perfect space to invite friends and family over for a special celebration. Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their friends and family, at a very reasonable price. 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 and there is 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 lounge, bedroom and wetroom.

### Lounge

A bright and airy lounge with the benefits of a south easterly aspect. There is a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. There is ample room for dining table and chairs.

### Kitchen

Fully tiled and fitted kitchen with a range of modern base and eye level units and drawers with a roll top work surface. Stainless steel sink with mixer tap, single drainer and UPVC double glazed window above. Eye level built-in electric oven, built-in four ring ceramic hob with extractor hood over and integral fridge freezer.

## 1 bed | £79,950

### Bedroom

Double bedroom with UPVC double glazed window towards the front. Ceiling lights, TV and phone point. Door to a walk-in wardrobe housing hanging rails and shelving.

### Wetroom

Spacious wet room with suite comprising of walk-in shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater, extractor fan and emergency pull chord.

### 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 annual service charge is £8675.91 for the financial year ending 30/09/2025.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates Manager.

### Car 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.

### Ground Rent

Ground rent £435 per annum  
Ground rent review: 1st Jan 2029

### Leasehold

125 years from 1st Jan 2014

