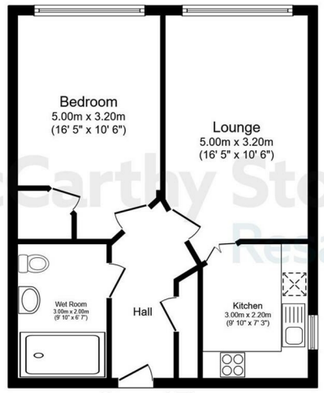
Excellent

Trustpilot

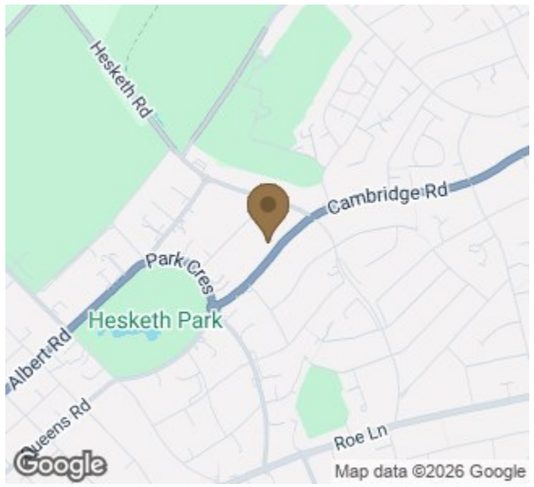
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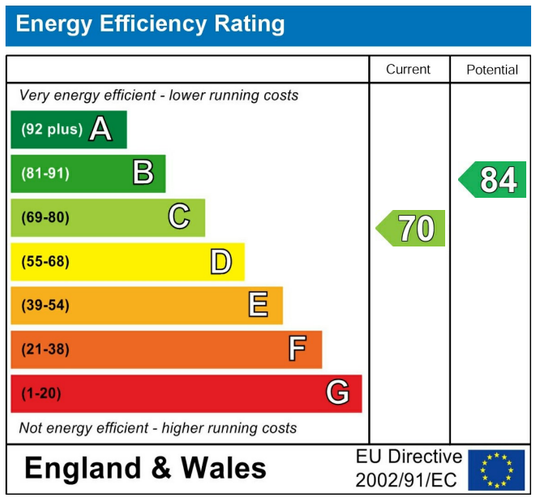


Second Floor

Total floor area 52.6 sq.m. (566 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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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







47 Brunlees Court

19-23 Cambridge Road, Southport, PR9 9DH

1 1 Council Tax Band: B

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 47 Brunlees Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £69,999
Leasehold

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

Why you'll love living here:

- Estate Manager & 24 hour on-site staffing
- Care packages available by arrangement
- Bistro restaurant
- Homeowners lounge with HDTV
- Domestic assistance (1hr included in service charge)
- Guest suite
- Laundry room
- 2 lifts to all floors
- Landscape gardens with seating area
- To arrange an appointment to view please call 0345 556 4104.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

47 Brunlees Court, Southport

1 | 1 | Asking price £69,999

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. 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 contempory 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.

Living room

This bright and airy living room features a double glazed window overlooking the well maintained communal grounds, creating a pleasant and welcoming atmosphere. A feature electric fire that provides an attractive focal point. The room includes TV and telephone points, a Sky/Sky+ connection point, two ceiling light fittings, fitted carpets, and conveniently positioned raised electrical sockets. A doorway leads directly into the kitchen.

Kitchen

The fully tiled kitchen is fitted with a range of modern wood effect base and wall units, complemented by drawers and roll edge work surfaces. A UPVC double glazed window overlooks the side of the development, providing natural light. The kitchen is equipped with a stainless steel sink with a mixer tap and single drainer, an eye level built in electric oven with space for a microwave above, a four ring ceramic hob with an extractor hood, and an integrated fridge freezer.

Bedroom

This spacious bedroom benefits from a UPVC double glazed window overlooking the attractive communal grounds. A walk in wardrobe provides excellent storage with hanging rails and shelving. The room also features ceiling lighting, along with TV and telephone points.

Wet Room

Fully tiled and fitted with suite comprising of level access shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charges

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.

The annual service charge is £9,800.13 for the financial year ending 30/09/2027.

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.

Ground Rent

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

Leasehold

Lease: 125 years from 1st Jan 2014

Moving Made Easy & Additional Information

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.

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













