



## Brunlees Court, Cambridge Road Churchtown, Southport PR9 9RN

NO CHAIN – Located on the second floor of the highly regarded assisted living development of Brunlees Court, a well presented, bright and well planned purpose built retirement apartment close to the amenities of nearby Hesketh Park and Churchtown village.

The apartment is offered for sale to the over 60s and includes an hour of domestic assistance per week. There is a 24 hour emergency call monitoring service, on-site restaurant providing food every lunchtime (which can be brought to your room), a communal living room with regular social events organised by the management, a laundry for the use of the residents and a Guest Suite subject to availability and booking fee.

The apartment is located to the second floor at the rear overlooking the development's outstanding grounds and comprises Private Hall with Store, rear Living Room, fitted Kitchen with oven, hob, cooker hood and fridge/freezer, double Bedroom with walk in Closet and Shower/Wet Room.

Brunlees Court is located within a popular residential area, convenient for access to the many amenities of Churchtown Village with a range of shops, bars and restaurants, Hesketh Park, public transport facilities, the town centre and promenade.

**Price: £69,950 Subject to Contract**



## Ground Floor:

### Communal Entrance Hall

## Second Floor:

### Private Hall

**Rear Living Room** - 4.57m x 3.15m (15'0" x 10'4") overall plus recess.

**Kitchen** - 2.87m x 2.18m (9'5" x 7'2")

**Double Bedroom** - 4.6m x 3.15m (15'1" x 10'4") overall.

**Shower/Wet Room** - 2.79m x 1.93m (9'2" x 6'4")

### Outside:

There is a residents' car park to the front of the development, availability of allocated spaces being by arrangement with the Duty Manager and at a cost of £250 per annum. There is a beautifully maintained communal rear garden which is planned with lawns, seating areas and established trees and shrubs.

### Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

### Tenure:

Leasehold for the residue of a term of 125 years from and including 1 June 2013 subject to a half yearly ground rent in advance 1 Oct 2025 to 31 Mar 2026 of £217.50 (£435 per annum). This amount is subject to review.

### Service Charge:

There is an annual service charge of £9,250.20 (£770.85 per month) as a contribution towards the upkeep on the gardens and grounds; repairs and maintenance to the interior and exterior communal areas: buildings insurance premium: water rates for communal areas and apartments; electricity; heating; lighting and power to communal areas; 24 hour emergency call system; lift maintenance; window cleaning; one hour domestic assistance each week; contingency fund including internal and external redecoration of communal areas etc. We are advised this information is correct as of March 2026 and is subject to review.

### NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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**Second Floor**  
Approx. 48.0 sq. metres (516.4 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(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		
England & Wales	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.