



**Apartment 11 Brunlees Court
19-23 Cambridge Road, Southport,
O.I.R.O. £190,000 'Subject to Contract'**

Welcome to Brunlees Court, a McCarthy & Stone development designed exclusively for the over-70s seeking assisted, retirement living. Standing in manicured communal gardens on Cambridge Road, this development offers a lifestyle with a resident's lounge, an on-site table-service restaurant, and an estate manager for peace of mind. With 24/7 support and an emergency call system, Brunlees Court ensures safety and comfort. Two double bedrooms—one adaptable as a cozy sitting room, plus a modern kitchen and shower room make this apartment both spacious and stylish. Additional perks include mobility scooter storage, passenger lifts to all floors, and available parking spaces for rent. With easy access to Lord Street, Southport Town Centre, and Churchtown Village via nearby bus routes, it's the perfect blend of convenience and community. This is retirement living at its finest, come and see for yourself!

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Southport's Estate Agent

Communal Entrance

With entry phone system.

Private Entrance Hall

With Tunstall answerphone and emergency call unit, deep walk-in cloaks cupboard/store room. Linen cupboard with Gledhill central heating boiler.

Lounge - 5.18m x 3.35m (17'0" x 11'0")

Upvc double glazed door and side window leading to the communal garden. Further Upvc double glazed side window, attractive fireplace with electric coal effect fire. Dimplex night storage heater.

Kitchen - 2.95m x 2.26m (9'8" x 7'5")

Single drainer stainless steel sink unit, a range of base units with cupboards and drawers, wall cupboards and wall shelving. Under unit lighting, midway wall tiling, tiled floor. A range of appliances include Hotpoint four ring ceramic hob with cooker hood above, split level electric oven, integral fridge and freezer, washing machine and slimline dishwasher, extractor.

Bedroom 1 - 4.95m x 3.05m (16'3" x 10'0")

Electric wall heater. Door to walk-in closet providing hanging and shelf space. Emergency pull cord. Upvc double glazed window overlooking the lovely communal gardens.

Bedroom 2/Sitting Room - 4.37m x 3m (14'4" x 9'10")

Currently used as a second sitting room and having electric coal effect fire and surround. Dimplex electric radiator, Upvc double glazed window overlooking the communal gardens.

Wet Room - 2.39m x 3.05m (7'10" x 10'0")

Level entry shower enclosure with thermostatic shower, vanity wash hand basin with cupboard below and low level WC. Tiled walls and extractor. Fitted cupboards, electric fan heater and electric towel rail. Emergency pull cord.

Service Charge

The current service charge for the financial year ending 30.09.2025 is the sum of £11,726.98. This charge includes the cleaning of the communal windows, water rates for the communal areas in the individual apartments, heating and lighting to the communal areas, a 24 hour emergency call system, up keep to the gardens and grounds, repairs and maintenance to the interior and external communal areas, a contingency fund and buildings insurance.

Outside

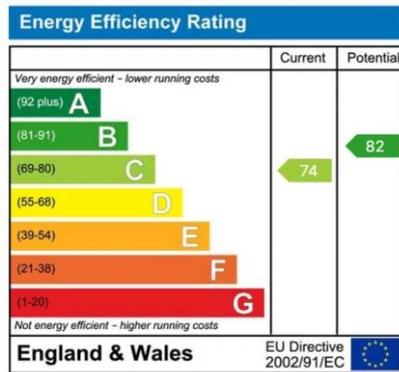
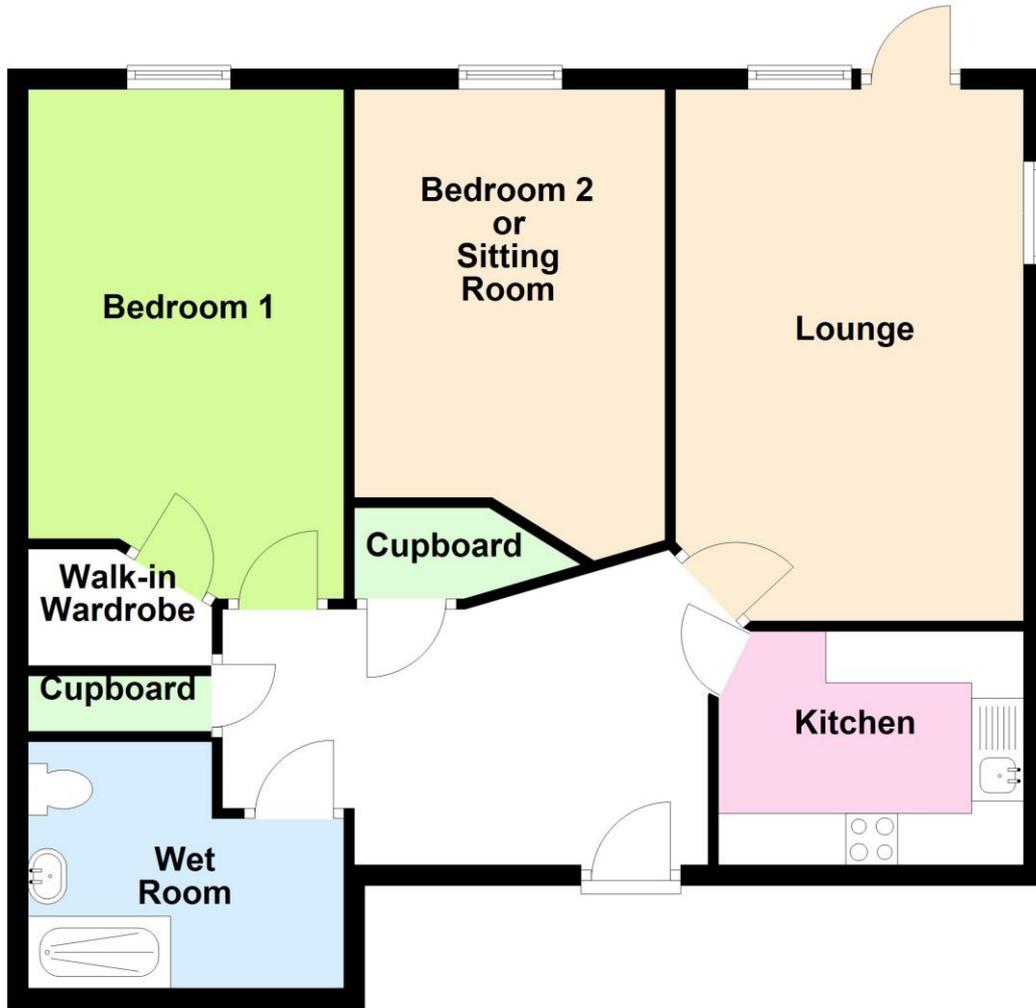
Communal gardens to both the front and rear which are an undoubted feature of the development. Allocated carparking is available subject to availability and there is currently a fee of £250 per annum.

Tenure

Leasehold for the remainder of 125 years from January 2014 'subject to a ground rent charge of £520 per annum (to be reviewed in 2029).



Ground Floor



Before & After!!

Using the Latest AI Tech to Unlock the Potential & Possibilities of this Property



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.