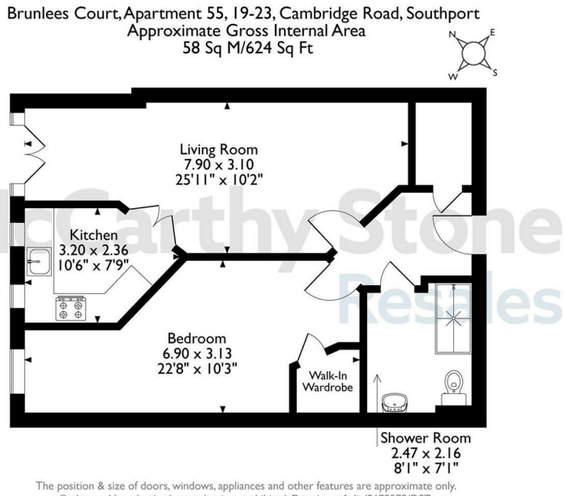
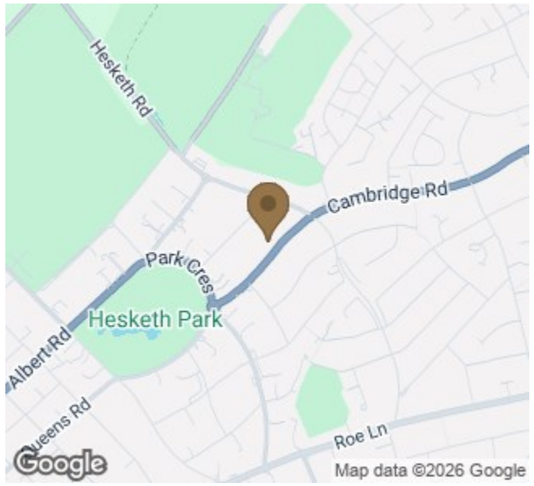
Excellent

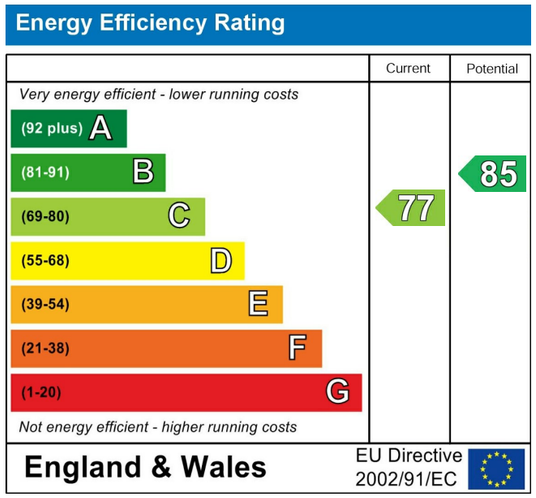
Trustpilot

McCarthy & Stone
Resales.



The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







55 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 55 Brunlees Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £88,950
Leasehold

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

Why you'll love living here:

- Estate Manager & 24 hour on-site staffing
- Bistro restaurant
- Care packages available by arrangement
- Domestic assistance (1hr included in service charge)
- PART EXCHANGE AVAILABLE
- Homeowners social lounge with HDTV
- Guest suite for friends and family
- 2 lifts to all floors & Laundrette room
- Landscaped gardens with seating area
- Call McCarthy Stone Resales to arrange a viewing 0345 556 4104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

55 Brunlees Court, Southport

1 | 1 | Asking price £88,950

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.
Laundry room equipped with washing machine, tumble dryers and ironing equipment.
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 view over the communal grounds from the Juliet balcony. 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.

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

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 £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold

Lease: 125 years from 1st Jan 2014
Ground rent £435 per annum
Ground rent review: 1st Jan 2029

Coffee Morning, Free Lunch - contact us for more information.

- Full Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage













