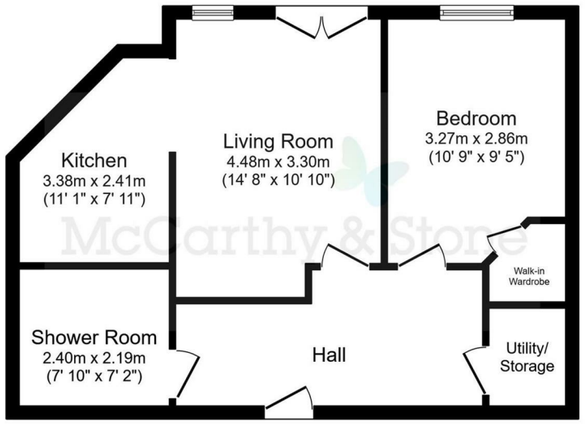
Excellent

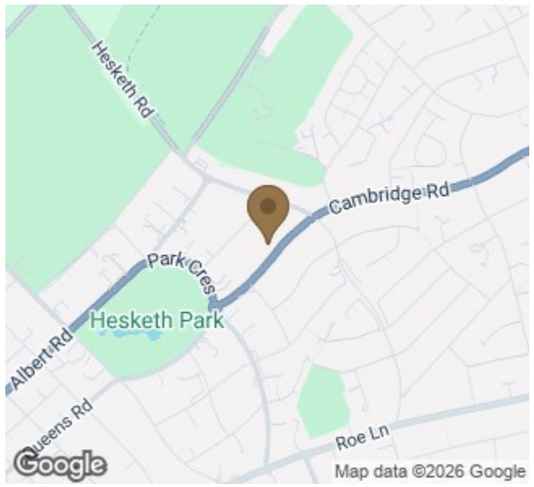
Trustpilot

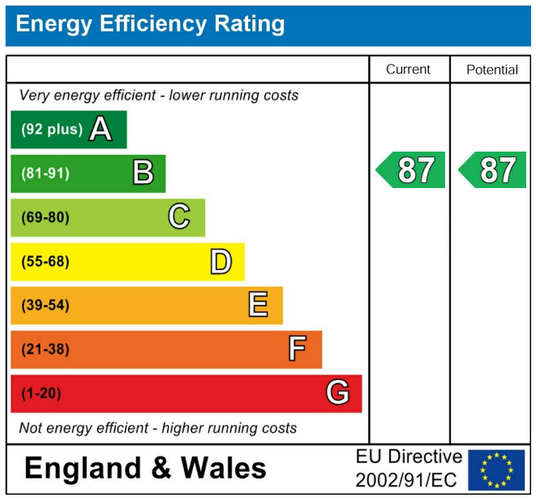
McCarthy & Stone
Resales.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







36 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 36 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:

- One bedroom apartment with garden views
- Estate Manager & 24 hour on-site staffing
- Bistro restaurant and homeowners lounge
- Care packages available by arrangement
- Domestic assistance (1hr included in service charge)
- Guest suite for friends and family
- 2 lifts to all floors
- Views from apartment across landscaped gardens
- Part exchange scheme available
- Contact McCarthy Stone Resales to view

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

36 Brunlees Court, Southport

1 | 1 | Asking price £88,950

The Development
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 Brunlees 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 spacious entrance hall. From the hallway there is a door to a spacious walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, the 24-hour Tunstall emergency response pull cord and apartment security door entry system with intercom are located in the hall. Doors lead to the lounge, bedroom and wet room.

Lounge
Tastefully decorated with UPVC double glazed doors opening to a Juliet balcony providing north westerly views over landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Opening leading to the separate Kitchen.

Kitchen
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 and drainer unit. Eye level built-in electric oven, built-in four ring ceramic hob with extractor hood over and integral fridge freezer. UPVC double glazed window.

Bedroom
Double bedroom with UPVC double glazed window. 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. Electric heater, extractor fan and emergency pull cord.

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 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 Estates Manager.

Service charge: £9,250.20 per annum (up to financial year end 30/09/26)

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: January 2029

Leasehold
125 years from 2014













