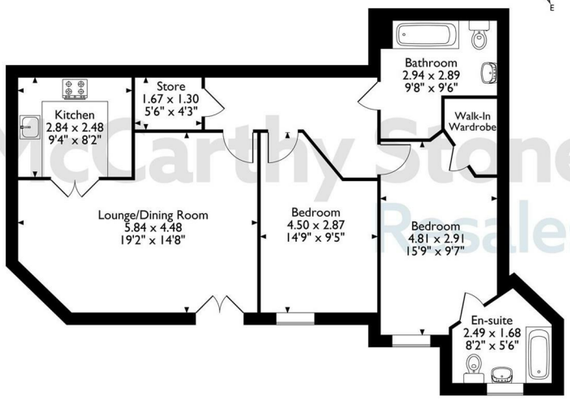
Excellent

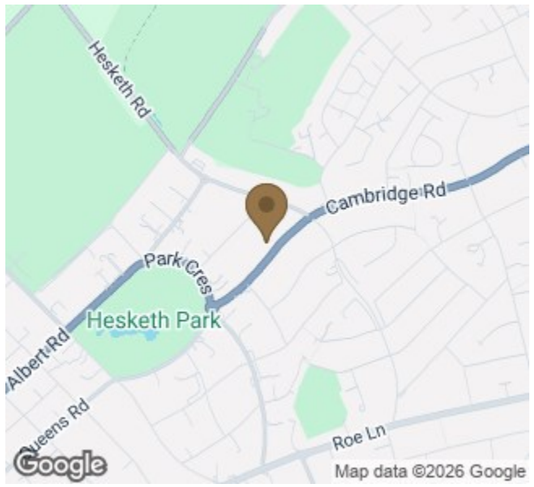
Trustpilot

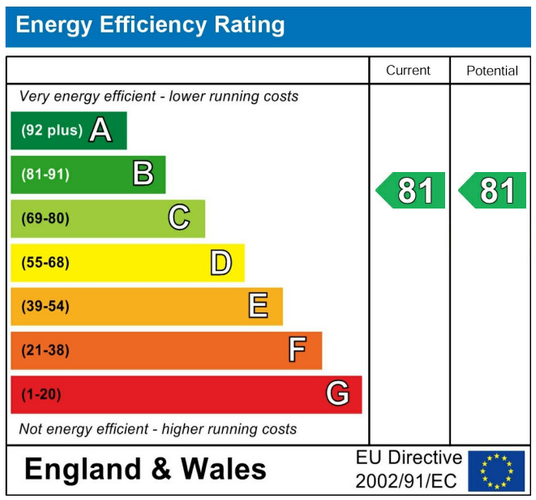
McCarthy & Stone
Resales.

Brunlees Court, Apartment 31, 19-23, Cambridge Road, Southport
Approximate Gross Internal Area
79 Sq M/850 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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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







31 Brunlees Court

19-23 Cambridge Road, Southport, PR9 9DH

2 2 Council Tax Band: C

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

Asking price £150,000
Leasehold

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

Why you'll love living here:

- NO CHAIN - Two bedrooms and two bathrooms.
- Spacious apartment with garden views
- Domestic assistance (1hr included in service charges, additional hours by arrangement)
- Estate Manager and 24 hour on-site staffing
- Bistro restaurant, Laundry room + 2 lift to all floors
- Guest suite for visiting family & friends
- Landscaped gardens with seating area
- Homeowners lounge with HDTV
- Part exchange scheme available
- Solicitor and removal quotes can be provided

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

31 Brunlees Court, Southport

2 | 2 | Asking price £150,000

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.

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 residents lounge which is a lovely place to meet up with friends or join in the many activities organised by residents and the Estate Management team.

Open every day, our table service restaurant serves tasty and nutritious lunches for our homeowners and their guests. 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 for any celebrations or gatherings; there is also 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 is 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 large entrance 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 bedrooms, living room and bathroom.

Lounge
The extremely spacious lounge has uPVC double glazed doors open to a Juliet balcony with views over the landscaped gardens. Additionally there is a double glazed window ensuring the room appears full of natural light. A beautiful, focal point fireplace with an imitation flame gives the room a homily feel. Space for dining table and chairs. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. waist height built-in oven which has just been replaced, four ring ceramic hob with extractor hood and fitted integrated fridge freezer. Under pelmet lighting.

Bedroom One
Spacious bedroom with upvc double glazed window providing garden views. Walk in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point.

En-suite Bathroom
Fully tiled and fitted with suite comprising of shower, WC, vanity unit with sink and mirror above.

Bedroom Two / Study
Spacious double bedroom with upvc double glazed window with garden views. Ceiling lights. TV and phone point.

Bathroom
Fitted with suite comprising with a brand new walk-in bath with a shower attachment over, WC, vanity unit with sink and mirror above. Heated towel rail.

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 annual service charge is £13,393.13 for the financial year ending 30/09/27.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

Parking (Permit Scheme) subject to availability
There is a parking space included in the sale.

Lease Information
Ground Rent: £510 per annum.
Ground Rent Review: January 2029
Lease : 125 years from January 2014
Managed by: Your Life Management Services













