



McCarthy & Stone
RESALES



16 Brunlees Court, Cambridge Road, Southport, PR9 9DH
Asking price £99,950 LEASEHOLD

For further details
please call 0345 556 4104

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A ONE BEDROOM APARTMENT WITH JULIET BALCONY AND VIEWS ACROSS THE COMMUNAL GARDENS IN A McCARTHY AND STONE RETIREMENT LIVING PLUS DEVELOPMENT FOR THE OVER 70'S.

Brunlees Court

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 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, illuminated light switches, smoke detector and apartment security door entry system with intercom. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Further doors lead to the lounge, bedroom and wetroom.

Lounge

This bright and airy lounge has a Juliet balcony and beautiful views across the communal gardens. There is an electric fire with surround which creates an attractive focal point. There are ample raised electric sockets, TV and telephone points. Partially glazed double double doors leads into a separate kitchen.

Kitchen

Fitted kitchen with a range of modern wood effect wall and base units and drawers with a granite effect roll top work surface and under pelmet lighting. Stainless steel sink with mono lever tap and drainer sits beneath an electric opening, double glazed window overlooking the communal gardens. Raised level oven, ceramic hob with cooker hood over and integral fridge freezer. Plumbed for washing machine. Central ceiling light, tiled flooring and tiled splashbacks.

Bedroom

A spacious double bedroom with a mirror front double wardrobe and ample space for further bedroom furniture. Ceiling lights, TV and phone point. The window overlooks the communal gardens.

Wet room

Fully tiled walls with anti-slip flooring throughout and fitted with suite comprising of level access shower with adjustable shower head, hand rail and shower curtain. WC, vanity unit with wash basin and mirror and light with shaving point above. Electric heated towel rail, extractor fan, spot lights and emergency pull cord.

Car Parking Permit Scheme (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 on-site Manager on site for availability.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- 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
- One hour of domestic support per week is included in the service charge
- Care staff on-site 24-hours a day
- Running of the on-site restaurant
- Intruder alarm system

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.

Leasehold Information

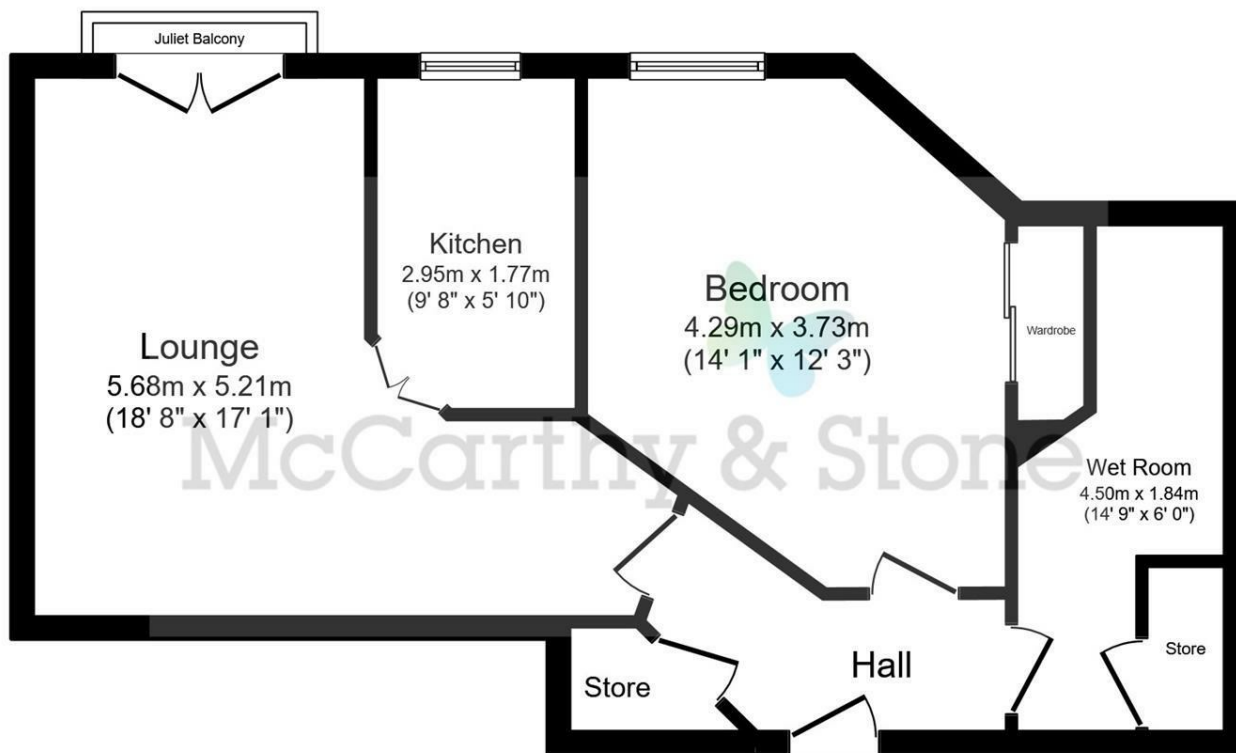
Lease Length: 125 Years from 2014

Ground rent: £435 per annum

Managed by: McCarthy and Stone Management Services







Floor Plan

Total floor area 53.0 sq. m. (570 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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