PRICE REDUCTION

McCarthy & Stone
RESALES

5 Brunlees Court 19-23 Cambridge Road, Southport, PR9 9DH

Asking price £219,950

LEASEHOLD

For further details
please call 0345 556 4104

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PATIO AND DIRECT ACCESS TO COMMUNAL GARDENS A GROUND FLOOR TWO BEDROOM RETIREMENT LIVING PLUS APARTMENT, SPECIALLY DESIGNED FOR THE OVER 70'S

Summary

Brunlees Court was built by McCarthy & Stone and designed specifically for assisted retirement living for the over 70's.
The development consists of 44 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 contempory 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 bedrooms, living room and bathroom.

WC

Fitted low level WC & pedestal hand wash basin, tiled splash backs & tiled flooring and heated towel rail.

Lounge

Facing south west this room has a bright and airy feel and the benefit of having upvc double glazed patio door to patio and communal gardens. Feature electric fire set in marble style surround acts as an attractive focal point. Ample space for dining table and chairs, door to storage cupboard, TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fully tiled and fitted kitchen with a range of modern base and eye level units and drawers with a roll top work surface. UPVC double glazed window to the rear of the development. Stainless steel sink with mixer tap and single drainer. Eye level built-in electric oven, built-in four ring ceramic hob with extractor hood over and integral fridge freezer.

Master Bedroom

Spacious south facing bedroom with floor to ceiling upvc double glazed window to rear of the development. Walk-in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point.

Bedroom Two

Double south facing bedroom with UPVC double glazed window to the rear. Ceiling lights, TV and phone point.

Wet Room

Wet room style shower room fitted with low level WC, hand wash basin with fitted storage and shower, tiled walls, fitted mirror and recessed ceiling spotlights.

Service Charges

- 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

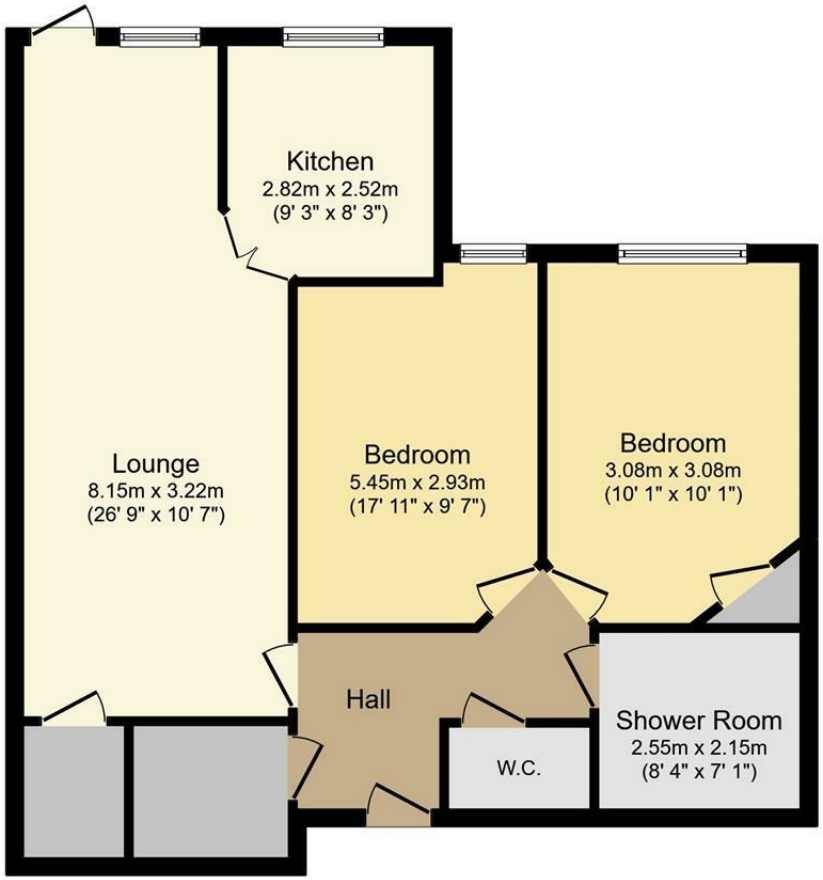
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

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.

Leasehold Information

Lease Length: 125 years from 2014
Ground rent: £510 per annum
Managed by: Your Life Management Services

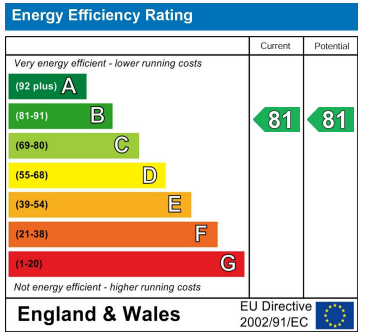


Floor Plan

Floor area 78.0 sq. m. (840 sq. ft.) approx

Total floor area 78.0 sq. m. (840 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



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)

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Please contact us if you require a larger print version

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

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