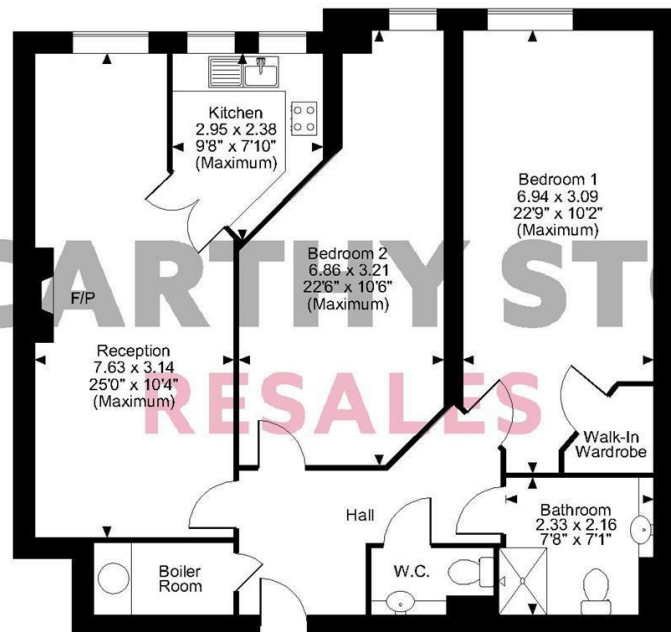
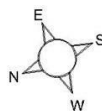


Brunlees Court, Cambridge Road, Southport, Merseyside
Approximate Gross Internal Area
935 Sq Ft/87 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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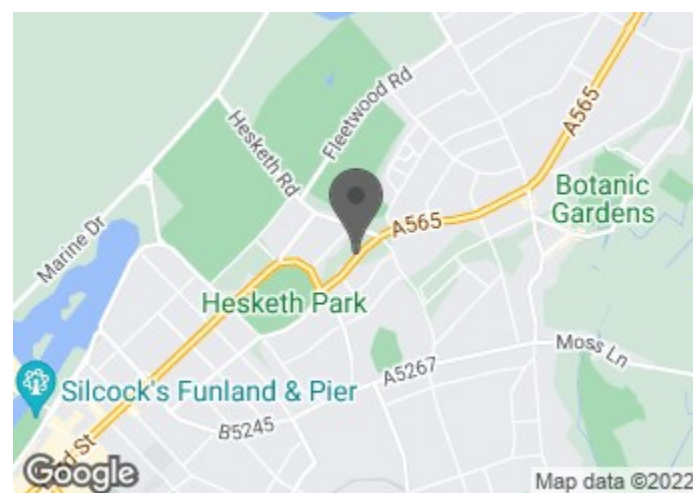
McCARTHY STONE RESALES

56 BRUNLEES COURT

19-23 CAMBRIDGE ROAD, SOUTHPORT, PR9 9DH



COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All



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A TWO BEDROOM, TWO BATHROOM apartment located on the third floor of this McCarthy Stone Retirement Living Plus development for the OVER 70'S including an ON-SITE RESTAURANT, CQC registered CARE staff, estate manager and a BUS STOP directly outside.

ASKING PRICE £190,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

19-23 CAMBRIDGE ROAD, SOUTHPORT

2 BED | £190,000

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 AEA

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 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 HALLWAY

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, WC and bathroom.

WC

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

LOUNGE

This room has a feature electric fire set in surround which acts as an attractive focal point. Ample space for dining table and chairs. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fitted kitchen with a range of modern base and eye level units and drawers with a roll top work surface. UPVC double glazed window.. 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. Washing machine.

BEDROOM ONE

Spacious bedroom with upvc double glazed window. Walk-in wardrobe housing hanging rails and shelving. Ceiling lights, TV and phone point.

BEDROOM TWO

Double bedroom with UPVC double glazed window. 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 CHARGE

- 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.

Service charge: £9,300.40 pa (for year financial year ending 10/22)

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 Estate Manager on site for availability.

LEASEHOLD INFORMATION

Lease Length: 125 years from 2014

Ground rent: £510 per annum

Ground rent review date: January 2029

Managed by: Your Life Management Services

