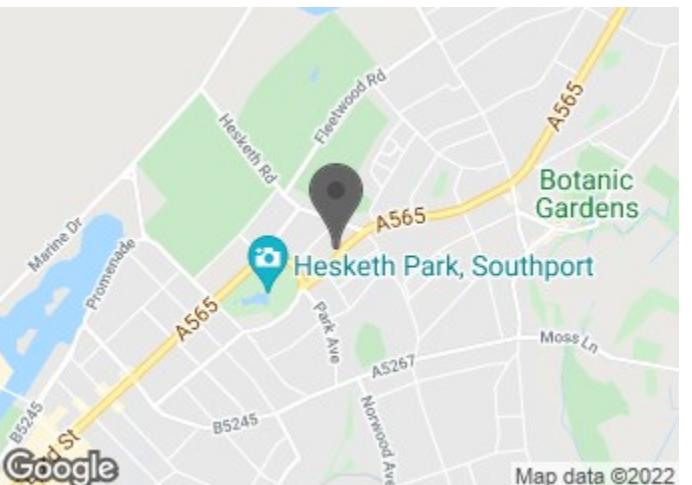


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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			
87		87	

## McCARTHY STONE RESALES

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.

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**McCARTHY STONE**  
**RESALES**

**36 BRUNLEES COURT**  
19-23 CAMBRIDGE ROAD, SOUTHPORT, PR9 9DH



A ONE BEDROOM APARTMENT with GARDEN VIEWS located on the SECOND FLOOR of this McCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 70'S.

**ASKING PRICE £89,950 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# BRUNLEES COURT, 19-23 CAMBRIDGE ROAD, SOUTHPORT

## 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

**1 BED | £89,950**

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.

## 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

£435 pa

## LEASEHOLD

125 years from 2014

