



McCarthy & Stone

RESALES



49 Brunlees Court 19-23 Cambridge Road, Southport, PR9 9DH
Asking price £240,000 Leasehold

For further details
please call 0345 556 4104

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Beautiful, spacious (over 960 sq ft) TWO BEDROOM, TWO BATHROOM apartment with LARGE LOUNGE offering GARDEN VIEWS. MCCARTHY STONE age exclusive development for the OVER 70'S Including an ON-SITE RESTAURANT, CQC registered CARE staff, Estate Manager, great local amenities and a BUS STOP directly outside.

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 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 an additional space for a number of uses. uPVC double glazed doors open to a Juliet balcony with views over the landscaped gardens. Additionally there is a full height picture window ensuring the room appears full of natural light. 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, four ring ceramic hob with extractor hood and fitted integrated fridge freezer. Under pelmet lighting. Dishwasher.

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. Range of built in bedroom furniture providing useful storage options. Ceiling lights. TV and phone point.

Bathroom

Fitted with suite comprising of 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 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

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 House Manager on site for availability.

Lease Information

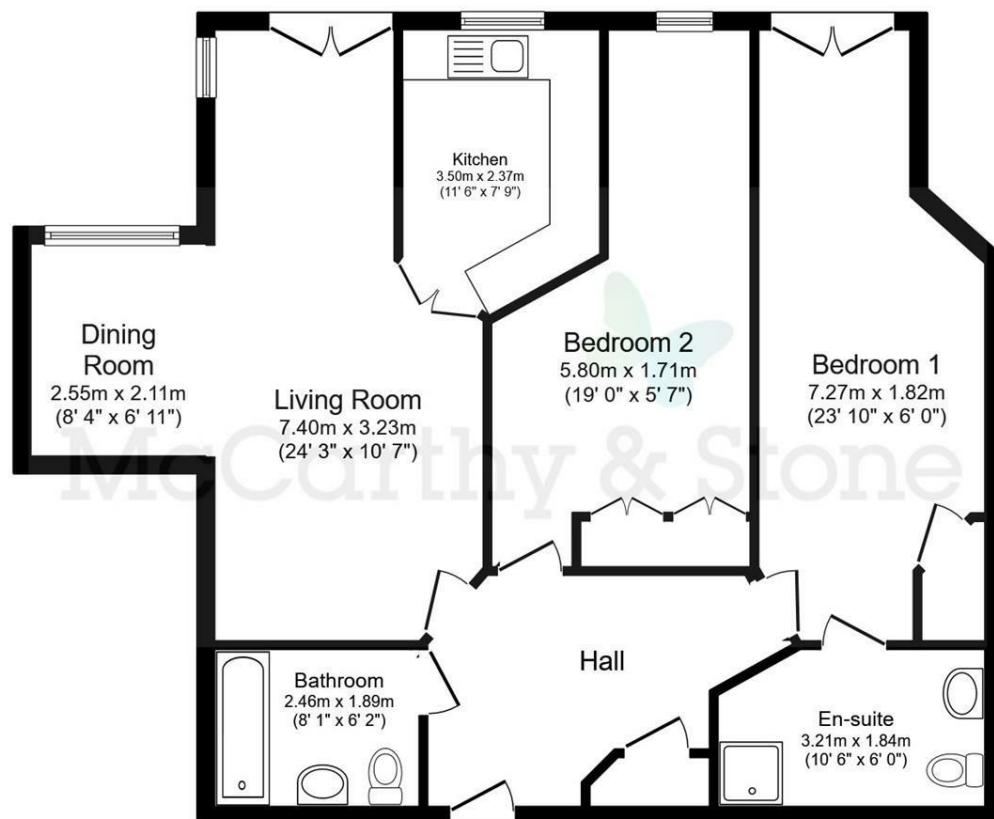
Ground Rent: £510 per annum.

Lease Length: 125 years from 2014

Managed by: Your Life Management Services







Total floor area 89.9 sq.m. (967 sq.ft.) approx

Printed Contact Details...

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	86	86
(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	

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

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