




& Assisted Living

Brunlees Court

Retire to the Coast
at Cambridge Road,
Southport





Welcome to Brunlees Court

Brunlees Court is a stunning development of 62 one and two bedroom Assisted Living apartments on Cambridge Road, close to the conservation area of Churchtown.

The development is sensitively designed to reflect the original Victorian villas that once stood there. Brunlees Court is perfectly located for you to enjoy the tranquil village of Churchtown with its Botanical Gardens, specialist shops and charming cafés.

Southport's famous Lord Street and sea front is only a short journey from the development; here you will be able to enjoy many of the sea side attractions and Lord Street's quality shops and restaurants.

All the apartments and communal areas are designed to be wheelchair friendly, with kitchen windows that open at the touch of a button and easy lever taps in the bathroom. Selected apartments on the upper floors will benefit from Juliette balconies and ground floor apartments will benefit from a patio door and a patio area. All designed to help you enjoy life and maintain your independence.



Living life with a helping hand

Assisted Living at Brunlees Court gives you more than just companionship and privacy on your terms. You'll have all the help and support you need to enjoy life and maintain your independence, on your doorstep.

Dining in style

Brunlees Court has a table service restaurant delivering freshly prepared three course lunches and tasty suppers every day of the year*. If there's cause for a celebration, you can book events in the function room and your guests are welcome to stay over in the guest suite**.

Flexible support to suit you

Assisted Living is more than help with the tasks of daily living. It's about the flexibility of being able to choose what personal care and support you need from a qualified, reliable and friendly on-site care team you will know and trust. Importantly, this care is available 24-hours a day, 365 days a year from our own care team* – YourLife Management Services. YourLife is registered with the Care Quality Commission, the governing body responsible for regulating care services in England.

To read the CQC's independent evaluation of our provision, see:
www.cqc.org.uk/directory/1-172521302

*A charge applies. ** Payments received help to reduce the annual service charge.

Domestic assistance is included

One hour of domestic assistance per week is already included in the service charge, so many time-consuming chores like bed-changing and cleaning are a thing of the past. Assisted Living is all about flexibility and choice. Take a look at the flexible support options overleaf to see how we can help you.

I can live my life, my way, here in my own home - and the help and care I receive enables me to do that.

Homeowner - Lymington, CQC report (Jan 2013)



Personal care and support options

One hour of domestic support per week is included in the service charge with additional care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Domestic assistance

Help with tasks such as household cleaning and changing the beds, as well as running errands, shopping for groceries and posting letters.

Laundry service

The team can take care of all your laundry requirements, returning your clothes washed, dried and ironed in 24 hours.

Personal care

Adapted to suit you, whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence, this level of support can be increased or decreased to suit your needs.

Lifestyle support

If you fancy a trip out to the cinema or an art class or simply to visit friends – our care team can provide companionship and support, helping you to get out and about.

“The care is excellent and I can't fault anything.”

Homeowner - Royston, CQC report (Dec 2012)



Designed with you in mind

Having developed over 45,000 retirement apartments over the past thirty years, we are continually innovating and perfecting our design and construction techniques. As our industry awards and high customer satisfaction ratings demonstrate, we put our customer first... and with a 10 year building guarantee you can feel confident in your decision to purchase.

Built to suit your needs

The contemporary design of Brunlees Court blends functionality with a sense of place. Designed to reflect the original Victorian villas that once stood there, the development is in keeping with the surrounding suburban architecture of this historic sea side resort.

Parks and gardens

Benefiting from an excellent location, Brunlees Court is only a short distance from the bustling village of Churchtown with its thatched roof cottages and beautiful Botanic Gardens. Or why not take a short walk to Hesketh Park, Southport's largest park, where you can enjoy a walk around the herbal garden or simply enjoy the parks many features.

If you want to enjoy gardens closer to home, all homeowners can relax in the development's surrounding landscaped garden or why not meet friends under the pergola for tea.

Security and support comes as standard

Whether you are at home or away, you'll want to know that your home is safe and secure. Our CCTV door entry system ensures complete peace of mind. You can also rest easy in the knowledge that help is a moment away if you need it with a 24-hour emergency call system provided by call points throughout your apartment.

I looked around at a few McCarthy & Stone properties and the thing that impressed me the most was that everyone I seemed to meet was really happy with their decision to buy with McCarthy & Stone.

John Henley, Homeowner - Pitlochry



Our people

We are proud to manage Brunlees Court through our YourLife care and support team. The team are friendly, reliable and totally committed to helping you enjoy life. It's what we're here for.

The Estates Management team at Brunlees Court

The development at Brunlees Court is managed by a team of qualified staff, ranging from the Estates Manager who is individually registered with the Care Quality Commission, to the Support Worker. Help is always available, 24-hours a day, 365 days a year.

On average our Assisted Living developments have 17 members of staff working at them and every individual is comprehensively trained.

People you can trust

We understand that to provide excellent customer service we need outstanding people. We ensure our staff have the skills to do a first rate job and invest in training as required, as well as encouraging and supporting skills and career development. All staff are subject to an enhanced certificate from the DBS (The Disclosure and Barring Service) before they commence work at the development.

“While my mother may be fit and healthy now, the future is unknown, so it offers us both great peace of mind that support is on hand 24/7 should she ever need it.

Son of Joy Robinson, Homeowner - Littlehampton



The restaurant is fantastic. We have a cooked three-course meal every day so I don't have to prepare evening meals. It means I can relax in the lounge and just enjoy the company of friends.

Mrs Augar, Homeowner - Royston

Features at Brunlees Court

Apartment Features

General

- Juliette balcony to selected apartments
- Patios to all ground floor apartments
- Projecting Bays to selected apartments
- Walk-in Wardrobes to selected apartments
- Fitted wardrobes to selected apartments
- Double Glazing
- Telephone and television point in living room and all bedrooms
- Sky/Sky+ connection point in living room

Bathroom

- Safety flooring
- Fully fitted and tiled bathroom with level access shower
- Easy grip mono block lever taps
- Fitted Mirror
- Electric shaving socket
- Heated towel rail
- Extract ventilation
- En-suite bathrooms to selected apartments
- Separate WCs to selected apartments

Kitchen

- Fitted kitchen with integrated fridge, freezer, ceramic hob, single oven and cooker hood
- Stainless steel sink with lever taps
- Electrically opening kitchen window
- Under pelmet lighting
- Open plan kitchen to apartment 11

Heating and finishes

- Electric duo heating with individual controls
- Oak veneered doors with chrome furniture
- Illuminated light switches for bathrooms, walk-in wardrobes and bedrooms
- Walls painted neutral colour emulsion

Safety and security

- Camera entry system for use with a standard TV
- 24-hour emergency call system provided by call points in every room and speech module in hall
- Intruder alarm
- Fire detection equipment
- Mains connected smoke detectors

Development Features

- Homeowners' lounge with HDTV
- Table-service restaurant
- 24-hour on-site staffing
- Estates manager
- Domestic assistance (1 hour included in service charge, additional hours by arrangement)
- Personal care can be arranged through our on site care team
- Full wheelchair accessibility
- Guest suite
- Laundry room
- 2 lifts to all floors
- Reception desk
- Landscape gardens with sitting out area
- Secure mobility scooter store
- Car park available on site to resident permit holders (ask sales consultant for more details)



Map not to scale. Contains Ordnance Survey data © Crown copyright and database right 2013.

Images top to bottom: Southport Pier, Churchtown, Botanical Gardens





Brunlees
& Court

Transport

- 1 Bus Stop

Medical

- 1 Pharmacy

Leisure

- 1 Library

Shops

- 1 Convenience Store
- 2 Hairdresser
- 3 Café

Churchtown Shops and Amenities

Health Centre, Dentist, Pharmacy, Banks, Supermarket, Convenience Stores, Hairdressers, Newspaper shop, Florist and Cafés

Life in Southport

Southport lies on the coast just 20 miles north of Liverpool and is a traditional Victorian 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 longest 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. From the stunning architecture of Lord Street to the bustling activity of Chapel Street, you will find an excellent choice in retail shops, restaurants, cafés and tea rooms.

For local shopping, Churchtown is a tranquil historic village close to Brunlees Court. The village dates back to the Domesday Book and is designated a conservation area with pretty thatched roof cottages. 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 cafés after visiting Churchtown's beautiful Botanic Gardens.

Next steps... To register your interest in Brunlees Court at Southport, or to find out more, call us on 0800 919 132.

Computer generated image - development may be subject to variations in appearance, gardens indicate several years growth. All internal images show typical interiors and purchasers are advised that the furniture, fixtures and fittings are for visual representation only and do not depict the actual finish of any individual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view. Details correct at time of print. A development by McCarthy & Stone Retirement Lifestyles Limited, Unit 3, Edward Court, Broadheath, Altrincham, WA14 5GL. Tel: 0161 941 6255.

Development Overview

Site & Ground Floor



CAMBRIDGE ROAD



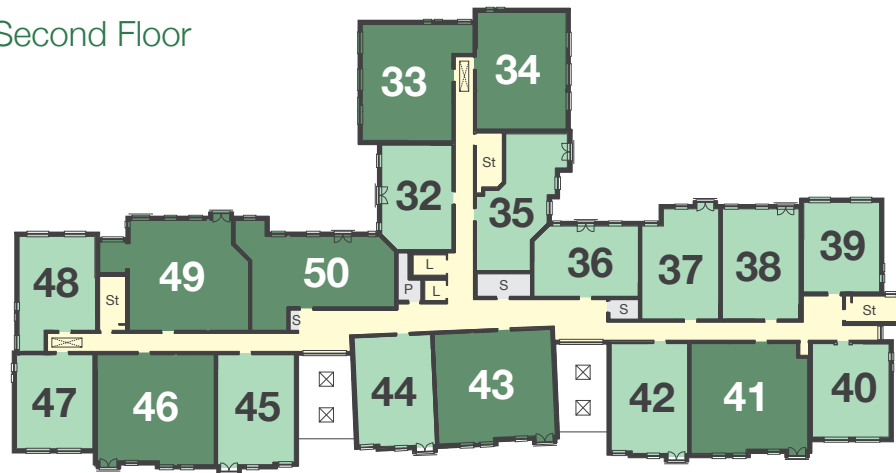
- 1 bedroom apartment
- 2 bedroom apartment
- Communal areas
- Staff areas

- FR - Function Room
- L - Lift
- La - Laundry
- Of - Office
- P - Plant Room
- Ref - Refuse
- R - Reception
- St - Stairs
- SDR - Staff Day Room
- SNR - Staff Night Room
- S - Store
- WC - Communal Toilet

First Floor



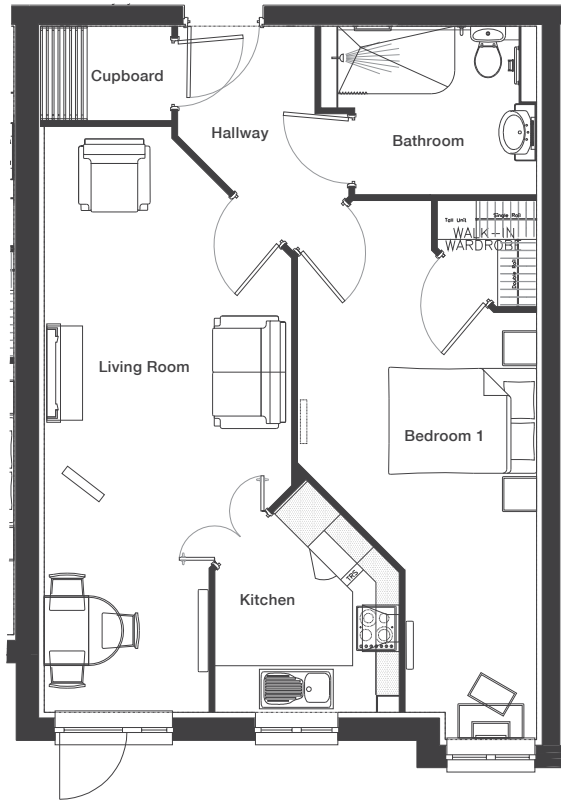
Second Floor



Third Floor

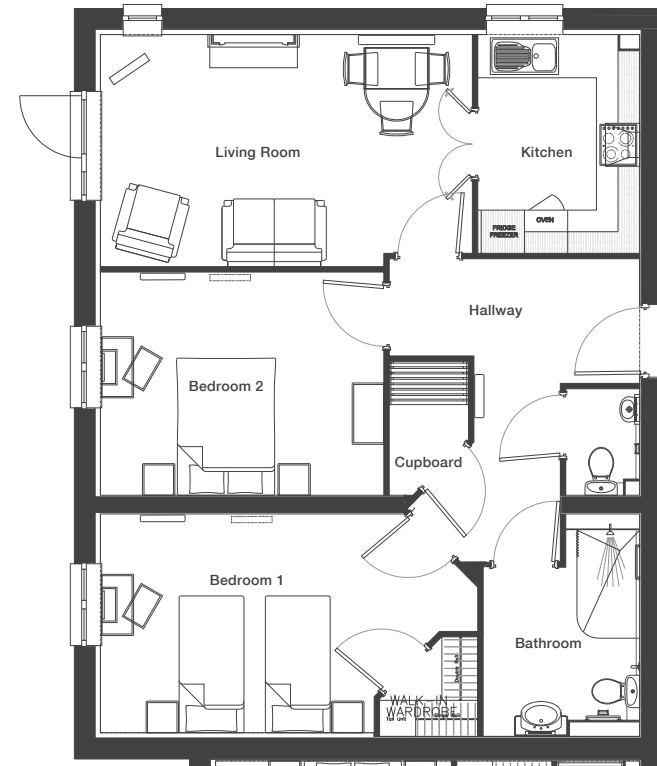


Typical one bedroom apartment



Living Room (Max.)	24'9" x 10'6"	(7550mm x 3190mm)
Kitchen (Max.)	9'10" x 7'10"	(3000mm x 2375mm)
Bedroom (Max.)	22'9" x 10'1"	(6940mm x 3075mm)
Bathroom (Max.)	8'4" x 7'2"	(2550mm x 2175mm)

Typical two bedroom apartment



Living Room (Max.)	16'11" x 10'7"	(5165mm x 3225mm)
Kitchen (Max.)	10'0" x 7'5"	(3040mm x 2250mm)
Bedroom 1 (Max.)	17'2" x 10'0"	(5240mm x 3040mm)
Bedroom 2 (Max.)	12'11" x 10'2"	(3945mm x 3100mm)
Bathroom (Max.)	9'5" x 7'2"	(2865mm x 2175mm)

See individual apartment plans for specific details. Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales Consultant before travelling to view.

How to find Brunlees Court

Brunlees Court, Cambridge Road, Southport PR9 9DH
Tel: 0800 919 132

From the A565

To drive to Brunlees Court, from the A565 (Lord Street, Southport Town Centre), travel eastward along Lord Street taking the 2nd exit at the roundabout junction Lord Street / Albert Road. Continue on, crossing the junction Park Road and Park Road West. Hesketh Park will be on your right. Keeping the park on your right, continue along the A565, now Park Crescent. At the next roundabout take the 1st exit onto Cambridge Road. The entrance to Brunlees Court is around 380 meters from the roundabout on the left hand side.



McCarthy & Stone

Later Life. Greater Life

October 2013

We're online, why not join us at www.mccarthyandstone.co.uk



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linkedin.com/company/mccarthy-&-stone

We welcome your comments

If you have a comment about any aspect of McCarthy & Stone's products or services, we'd love to hear from you. Please write to us at: Customer Communications, McCarthy & Stone, Homelife House, 26-32 Oxford Road, Bournemouth, Dorset BH8 8EZ or email us at: comments@mccarthyandstone.co.uk

Please include as many details as possible. Please be assured that, in the event your correspondence necessitates a response by us, we promise to be in touch within 5 working days.

