



18 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £109,950



PROPERTY DESCRIPTION

An opportunity to purchase an attractive purpose built first floor one bedroom retirement apartment set in a prime position with the building that offers a lift facility, communal gardens, lounge and laundry room. Situated in a convenient location to the north of Burnham-On-Sea.

Communal entrance door* Communal Hallway* First floor landing* Lounge/Diner with Juliette balcony with views over the communal gardens* Kitchen* Bedroom* Shower room with window* Communal facilities* Upvc double glazed windows..

Local Authority

Somerset Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Security entry door system to;

Communal Hallway

with lift and stair access to;

First Floor Landing

Entrance door to;

Entrance Hall

Storage cupboard, large cupboard with electric water heater.

Lounge/Diner

19'4" x 10'8" (5.91 x 3.27)

Upvc double glazed door opening to Juliette balcony with window to side, Upvc double glazed window to side, feature fire surround with electric fire, tv point, night storage heater, doors to;

Kitchen

7'1" x 7'7" (2.17 x 2.33)

Fitted with a range of wall and floor units, incorporated eye level oven, electric hob, extractor fan, space for a fridge/ freezer, stainless steel single drainer sink unit, UPVC double glazed window to front, electric wall heater.

Bedroom

13'5" x 8'11" (4.10 x 2.73)

Double mirror fronted wardrobes, television point, night storage heater, UPVC double glazed window to front and side.

Shower Room

6'10" x 5'6" (2.10 x 1.68)

Fitted with an attractive modern suite, comprising large shower enclosure, vanity wash hand basin with cupboards below, close coupled W/C, electric heated towel rail, light/shaver point, extractor fan, electric wall heater. Upvc double glazed obscured window to side.

Communal Facilities

The property benefits from having a communal garden located to the rear of the property, which has a large lawn area, patio area and borders containing numerous shrubs and bushes, also communal lounge with kitchenette area off and communal laundry facility.

Tenure

The property has the remainder of a 125 year lease which we understand commenced in 2004.

Annual service charge: £2,870.66

Ground rent: £385.00 per annum approximately

Description

Allandale Court is situated in one of the most sought after residential roads in Burnham-On-Sea. It is a purpose built development of managed apartments. Approximately 2/3 of a mile North of Burnham-On-Sea town centre. The miles of sandy beach are a short stroll away and the property is most conveniently located to the major surrounding towns. The property

PROPERTY DESCRIPTION

is also within easy reach of the championship golf links course at Burnham and Berrow, bowls club, tennis club, and indoor sports academy.

The M5 motorway junction 22 at Edithmead is approximately 2 1/4 miles away and easy access can also be gained to the main line rail link at Highbridge and the A38 providing access to Bristol International Airport and the city centre beyond.

The flat is situated in a prime position, on the first floor and is offered in good condition. The block has communal facilities available to residents including a delightful lounge kitchen area, well managed gardens laundry room and guest suite. The flat is offered in good condition throughout and early application to view is strongly recommended by the vendors selling agents.

Directions

From the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station, proceed North along the Berrow Road, taking the second turning right into Rectory Road where Allandale Court seen approximately 150 yards further on on your right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

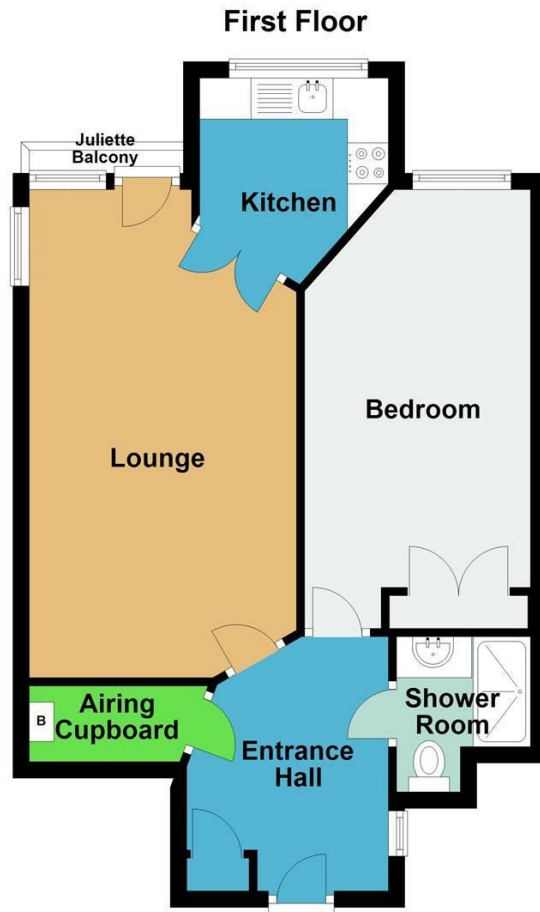
Flood Information:

flood-map-for-planning.service.gov.uk/location









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 793700

sales@berrymansproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

