



1 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £119,950



PROPERTY DESCRIPTION

Attractive one bedroom ground floor retirement apartment enjoying direct access to the beautifully maintained communal gardens from the sunny aspect lounge. Recently redecorated with new floor coverings.

Entrance hall* lounge with door to communal gardens* kitchen* double bedroom* shower room* electric heating* upvc double glazing* newly decorated* newly fitted flooring throughout.

Local Authority

Somerset Council 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		77	78
(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 are approximate)

Security entry door system.

Communal hallway with stair and lift access to all floors.

The Apartment

Entrance Hall

Walk in cloaks cupboard, airing cupboard.

Lounge

19'1" x 10'7" (5.83 x 3.23)

Dimplex electric wall heater, upvc double glazed door with side panel opening to the communal gardens. Further upvc double glazed window to the side. Television point.

Two multi pane doors open to the:

Kitchen

7'7" x 6'5" (2.32 x 1.98)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, integrated electric oven and hob, space for fridge/freezer, plumbing for dishwasher. Upvc double glazed window overlooking the communal gardens.

Bedroom

13'6" x 9'0" (4.13 x 2.75)

Built in mirror fronted wardrobes, night storage heater and upvc double glazed windows to the front and side.

Shower Room

6'10" x 5'4" (2.10 x 1.65)

Comprising tiled shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c electric wall heater, tiled walls and extractor fan. Light/shaver point and upvc double glazed obscured window to the side.

Communal Facilities

The property benefits from having communal gardens with large lawn area, patio area and borders containing shrubs and bushes.

There is also a communal lounge with kitchenette off.

Communal laundry facility.

Tenure

Leasehold

125 Year lease which we understand commenced 2004

Annual Service Charge £2,870.66

Ground Rent £385.00 per annum

Residents must be 60 years of age and over or if a couple one must be over 55.

PROPERTY DESCRIPTION

Description

This house managed retirement apartment is set in one of the most sought after residential roads in Burnham-on-Sea being within close proximity to Burnham-on-Sea town centre and sea front.

The flat is located on the ground floor in a prime corner position enjoying direct access to the beautifully maintained communal gardens.

Directions

At the roundabout beside the Esso service station at the junction of Love Lane and Oxford Street proceed in a northerly direction along the Berrow Road taking the second right into Rectory Road. Proceed down Rectory Road and Allandale Court will be found on the 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

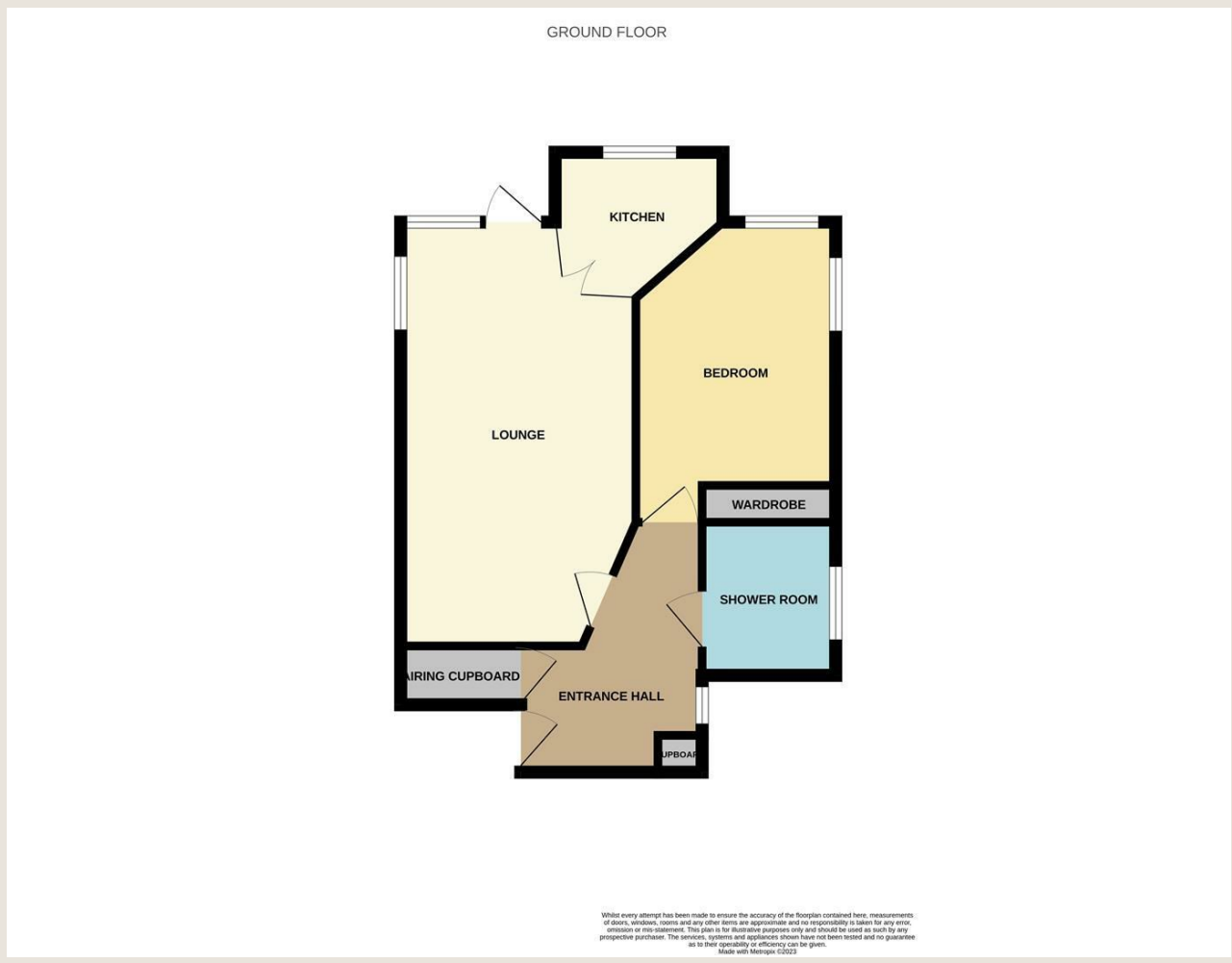
Flood Information:

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

