



39 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Asking Price £159,950



# PROPERTY DESCRIPTION

An attractive purpose built second floor retirement apartment with lift facility, communal gardens, communal lounge, communal laundry situated in a prime corner position in this sought after development in a convenient location being a short distance from Burnham-on-Sea town centre and sea front.

Communal entrance door\* security entry phone system\* communal hallway with lift and stair access to all floors\* entrance hall\* lounge/dining room with dual aspect windows\* kitchen\* two double bedrooms\* shower room\* modern electric heating\* upvc double glazed windows\* prime position within the development\* must be seen.

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Security entry phone system gives access to the communal hallway with stair and lift access to all floors.

Personal access door to the:

### Entrance Hall

Airing/boiler cupboard, meter cupboard, coved ceiling, alarm system.

### Lounge/Dining Room

19'5" maximum x 14'4" maximum (5.92 maximum x 4.37 maximum)

Upvc double glazed window to the front, one to the side and one with a corner aspect. Television point, telephone point, two electric heaters, double doors opening to the:

### Kitchen

8'11" x 5'10" (2.74 x 1.8)

Fitted with an attractive range of wall and floor units to incorporate single sink drainer unit, integrated electric oven, hob and extractor fan, space for fridge and freezer, wall mounted electric heater and upvc double glazed window to the front.

### Bedroom 1

14'9" x 9'3" (4.5 x 2.82)

Built in double mirror fronted wardrobes with hanging and shelving space. Electric wall heater and upvc double glazed window.

### Bedroom 2/Dining Room

16'0" x 8'2" (4.9 x 2.49)

Two upvc double glazed windows, electric wall heater.

### Shower Room

Double shower cubicle with screen, close coupled w.c. vanity wash hand basin with cupboards below and light/shaver point. Electric wall heater and upvc double glazed obscured window. Part tiled and part low maintenance walling.

### Communal Facilities

The property benefits from access to the beautifully maintained communal gardens comprising good sized lawn, patio area and numerous bushes and shrubs.

There is a large communal lounge with kitchenette off.

Communal laundry facility.

### Tenure

Leasehold

125 years from 30th April 2004

Ground Rent £450.00 per annum

Purchasers must be over 60 years of age. If a couple one party must be

# PROPERTY DESCRIPTION

over 55 years.

Service Charge £4700.86 per annum

## Description

Allandale Court is situated on one of the sought after residential roads in Burnham-on-Sea and is a purpose built development of house managed apartments approximately two thirds of a mile from Burnham-on-Sea town centre and sea front.

The apartment occupies a prime position in the development located on the second floor in a corner position.

The property briefly comprises entrance hall, good sized lounge/diner with kitchen off, two double bedrooms and shower room. The property benefits from electric heating and upvc double glazed windows and is offered in good order throughout.

The block has communal facilities available including a delightful lounge and kitchen area, beautifully maintained gardens, laundry room and guest suite.

An early application to view is strongly recommended by the vendors selling agents.

## Directions

From the roundabout at the junction with Love Lane and Oxford Street

beside the Esso service station proceed north along the Berrow Road take the second turning right into Rectory Road where Allandale Court will be seen approximately 150 yards further along 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

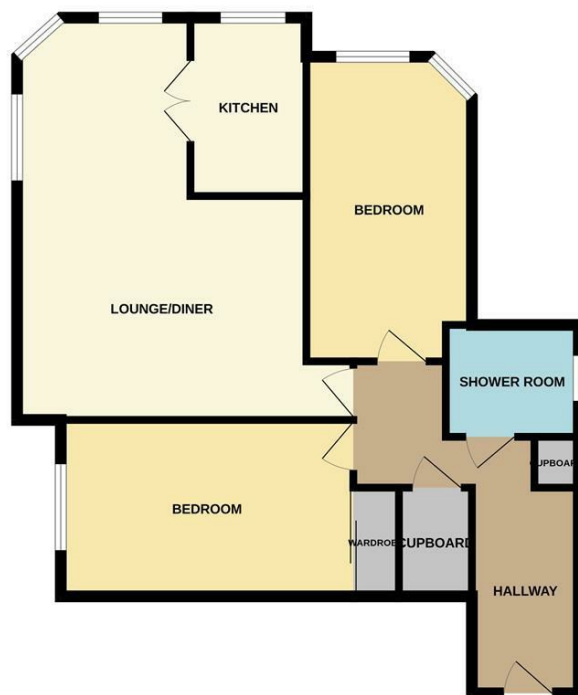
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



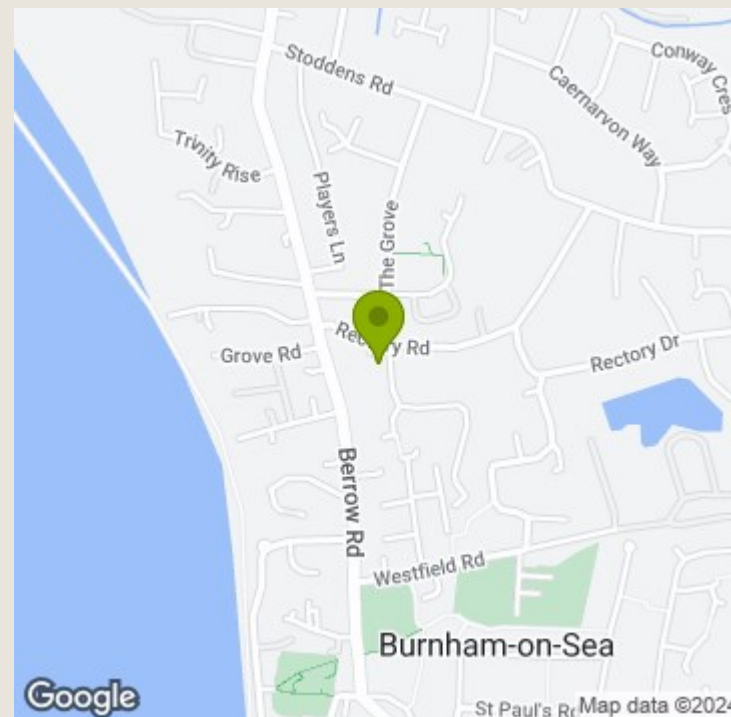




39 ALLANDALE COURT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MemoPro 12/2023



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

**01278 793700**

[sales@berrymansproperties.net](mailto: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

