



21 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £99,950





# PROPERTY DESCRIPTION

An attractive one bedroom first floor apartment enjoying an aspect over the communal car park towards Rectory Road and Berrow Road offered in good order throughout.

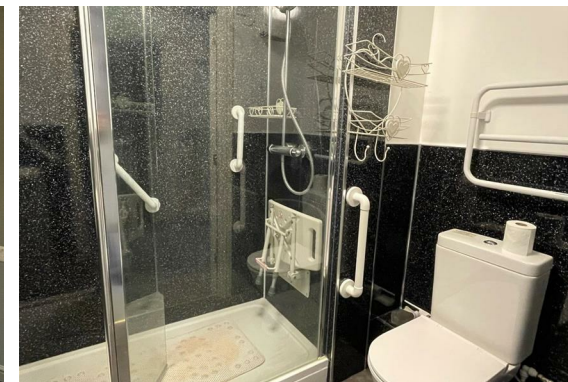
Entrance hall\* lounge/diner\* upgraded kitchen\* double bedroom\* upgraded shower room\* upgraded electric heating\* upvc double glazed windows\* good order throughout.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	86
(69-80) <b>C</b>			
(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	

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## Accommodation (Measurements are approximate)

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

## Entrance Hall

Cloaks cupboard and airing cupboard.

## Lounge/Diner

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

Television point, feature fire surround, modern electric wall heated, upvc double glazed window to the front with aspect over the communal car park towards Rectory Road.

Two multi pane doors opening to the:

## Kitchen

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

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

## Bedroom

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

Built in open fronted wardrobe, modern electric wall heater, upvc double glazed window to the front with aspect over the communal car park.

## Shower Room

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

Comprising good sized shower cubicle, vanity wash hand basin with cupboards below, close coupled w.c., low maintenance walling, electric wall heater and extractor fan.

## Tenure

First Port Retirement Property Limited

Leasehold

125 Year lease which we understand commenced 2004

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

Ground Rent £385.00 per annum

Service Charge £3133.90 per annum

## 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 of the High Street and sea front.

The apartment is located on the first floor in a much requested part of the block overlooking the communal car park area towards Rectory Road and Berrow Road.

The flat itself has been upgraded and improved and benefits from having an upgraded kitchen, upgraded shower room, modern electric heating system and is offered in good decorative order throughout.

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

## Directions

At the roundabout at the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along 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
- Electric heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

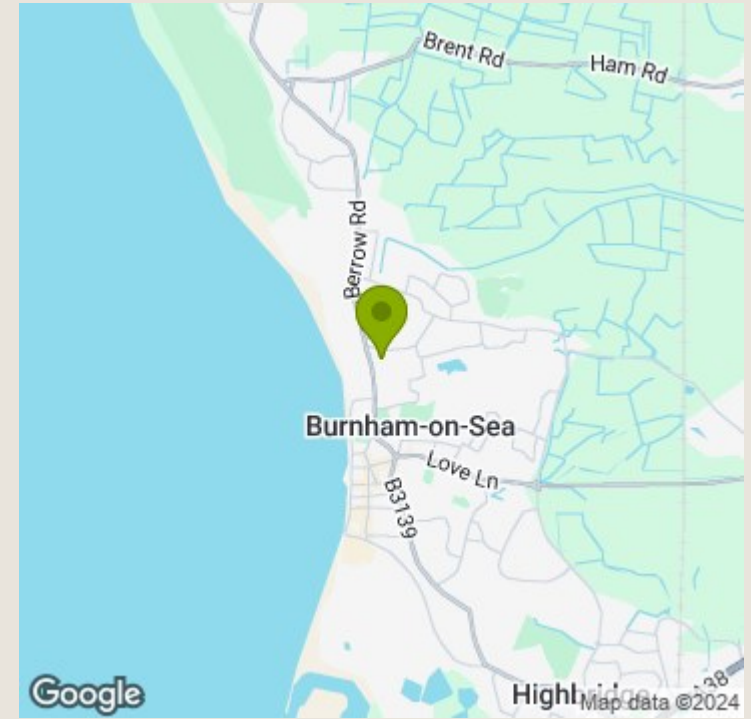
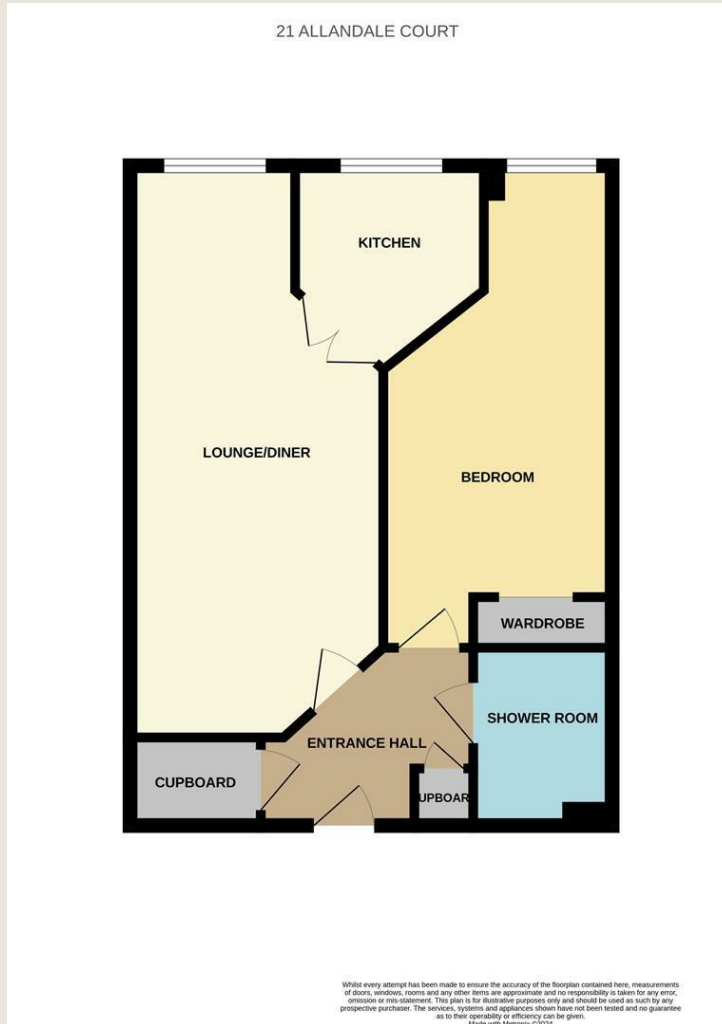
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[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)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR 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. Berryman's 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 £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

