



16 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £119,950



PROPERTY DESCRIPTION

An attractive one bedroom ground floor retirement flat enjoying direct access over the beautifully maintained communal gardens from the sunny aspect lounge.

Security entry door with "vision link" from the flat* communal hallway* entrance hall* lounge/diner* well appointed kitchen* double bedroom* upgraded wet/shower room* electric heating.

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		79	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 are approximate)

Security entrance door with "Vision Link" available from the flat.

Communal hallway with stairs and lift access to all floors. Door to the:

Entrance Hall

Walk-in cloaks cupboard, night storage heater, meter cupboard.

Lounge/Diner

13'9" x 11'9" (4.19m x 3.58m)

Feature fire surround with electric fire, night storage heater, television point and upvc double glazed door with matching side panel opening to the beautifully maintained communal gardens. Opening through to the:

Kitchen

8'8" x 7'5" (2.64m x 2.26m)

Fitted with a range of wall and floor units to incorporate single sink drainer unit, electric hob, space for cooker, plumbing for dishwasher, space for fridge/freezer, extractor fan and upvc double glazed window to the side.

Bedroom

Built in mirror fronted wardrobes, night storage heater and upvc double glazed window overlooking the communal gardens.

Shower Room/Wet Room

Wet room flooring with shower screen, vanity wash hand basin with cupboards below, close coupled w.c., tiled walls, electric shaver point and extractor fan. Electric wall heater.

Tenure

Leasehold

Remainder of 125 year lease which we understand commenced in 2004.

Owners must be 60 years of age and over. If a couple purchase one must be over 60 and the other over 55 years of age.

Management Charges £3,133.90 per annum

Ground Rent £385.00 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 town centre and sea front.

The flat is located on the ground floor enjoying a sunny aspect and having direct access to the beautifully maintained communal gardens.

Directions

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

Material Information

Additional information not previously mentioned

PROPERTY DESCRIPTION

- Mains electric and water
- Water paid as part of management charge
- Heating electric room 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

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

Flood Information:

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



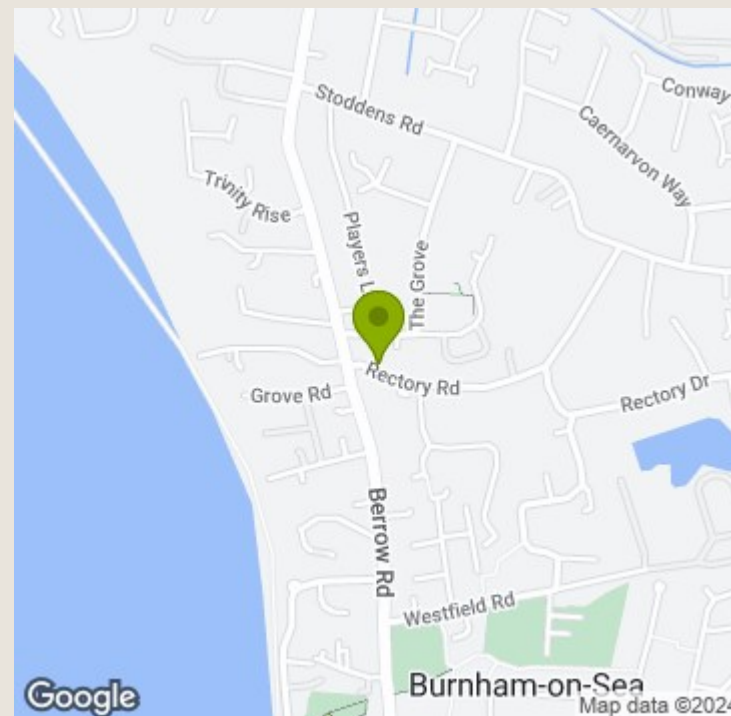




GROUND FLOOR



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.
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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

