



36 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £102,000



PROPERTY DESCRIPTION

An opportunity to purchase a purpose built second floor retirement flat situated in a prime position within the building offering lift facility, communal gardens, communal lounge and laundry room situated in a convenient location to the north of Burnham-on-Sea.

Communal entrance door, communal hallway, stairs and lift access to all levels* entrance hall* lounge/diner* kitchen* double bedroom* bathroom* communal facilities* upvc double glazed windows and 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		80	81
(69-80) C			
(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 door entry system to the communal hallway with lift and stair access to the second floor landing. Door to the:

Entrance Hall

Storage cupboard and large cupboard housing the electric water heater.

Lounge/Diner

16'11" x 10'2" (5.18 x 3.12)

Upvc double glazed windows to the front and side. Electric wall heater, television point and double doors with obscure glazed panels to the:

Kitchen

8'2" x 5'6" (2.51 x 1.68)

Fitted with a range of wall and floor units to incorporate eye level oven, electric hob and extractor fan over. Single drainer sink unit, space for fridge and freezer, upvc double glazed window to the side.

Bedroom

13'3" x 9'3" (4.04 x 2.84)

Built in wardrobe with mirror fronted doors, upvc double glazed window to the front and night storage heater.

Bathroom

6'11" x 5'4" (2.13 x 1.65)

Comprising panelled bath with shower over, close coupled w.c., vanity wash hand basin with cupboards below, tiled walls, extractor fan and wall mounted electric heater.

Communal Facilities

The property benefits from communal garden located to the rear of the property with a large lawn area, patio areas and borders containing numerous shrubs and bushes.

Communal lounge with kitchenette, communal laundry and guest suite available at a small charge.

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

Allandale Court is set in one of the most sought after residential roads in Burnham-on-Sea with the property being set in a purpose built managed development located approximately two thirds of a mile north of the town centre.

The property is set in a prime position within the development enjoying dual aspect from the road and a window looking towards Berrow Road from the kitchen.

An 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 along the Berrow Road taking the second turning left into Rectory Road. Allandale Court will be found on the right hand side.

Material Information

Additional information not previously mentioned

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

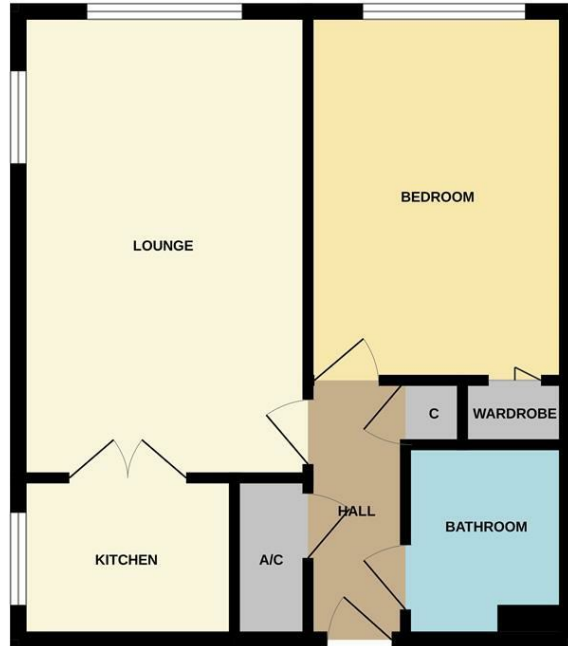
checker.ofcom.org.uk/en-gb/mobile-coverage

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

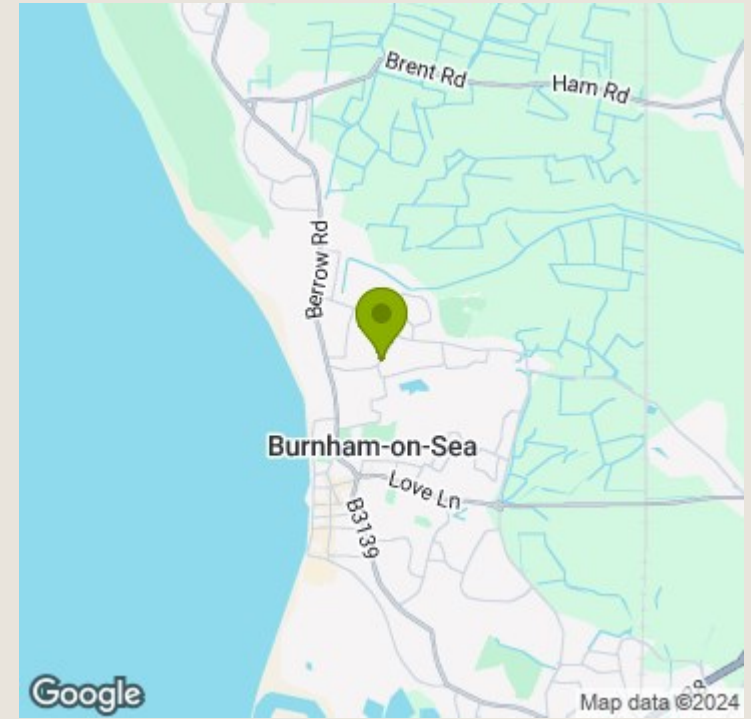
Flood Information:

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

36 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.
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TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR 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 £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

