



46 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Offers Over £109,950



# PROPERTY DESCRIPTION

Attractive one bedroom second floor retirement flat enjoying a sunny aspect over the communal gardens and towards Berrow Road.

Communal entrance hall with stair and lift access\* entrance hall\* lounge/diner\* kitchen\* double bedroom with built in wardrobe\* shower room\* upvc double glazing\* electric heating\* communal lounge\* communal parking and well maintained gardens.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Accommodation (Measurements are approximate)

Security entry phone system with vision link available from the flat.

## Communal Hallway

With stairs and lift access to all floors.

## Entrance Hall

Large cupboard with recently replaced water tank.

## Lounge/Diner

17'3" x 8'5" (5.27 x 2.58)

Feature fire surround, electric wall heater, upvc double glazed door and matching side panel opening to the:

## Juliette Balcony

## Kitchen

8'7" x 5'4" (2.63 x 1.65)

Fitted with a range of wall and floor units to incorporate integrated eye level oven, electric hob and extractor fan. Space for fridge and freezer, single sink drainer unit and upvc double glazed window to the front.

Electric wall heater.

## Bedroom

13'5" maximum x 8'3" plus door recess (4.10 maximum x 2.53 plus door recess)

Built in mirror fronted wardrobe, night storage heater and double glazed window.

## Shower Room

6'5" x 5'2" (1.98 x 1.59)

Large shower cubicle, vanity wash hand basin and close coupled w.c. Tiled walls, extractor fan and electric wall heater.

## Tenure

Leasehold

125 year lease from 2004

Residents are to be over the age of 60 years and a couple one must be over 60 and the other over 55 years of age.

Service charge – First Port Retirement Property Services payable half yearly in advance. The charge from 1 Sep 23 to 29 Feb 24 was £1566.95 (£3133.90 per annum)

Ground rent - Estates & Management is currently £385 per annum.

## Description

Set in one of the most sought after residential roads in Burnham-on-Sea this purpose built development of managed retirement apartments is located approximately two thirds of a mile from the town centre and sea front.

The apartment is located on the second floor in a prime position enjoying an aspect over the beautifully maintained communal gardens and on towards Berrow Road.

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## Directions

At the junction of Love Lane and Oxford Street beside the Esso service station proceed in a northerly direction along the Berrow Road 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

- Mains electric and water
- Water paid as part of the 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

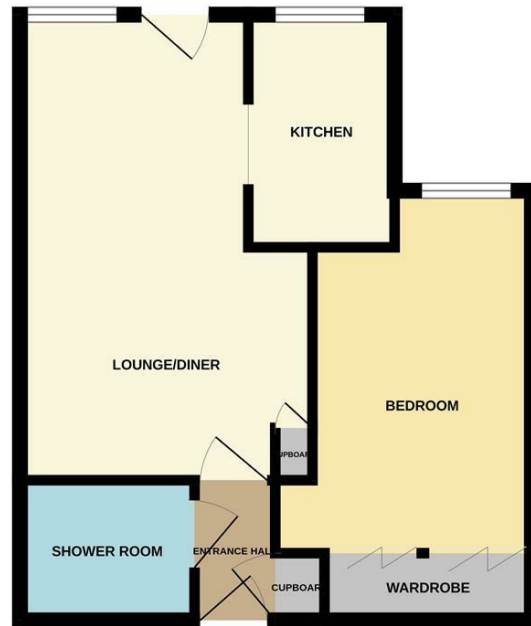
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



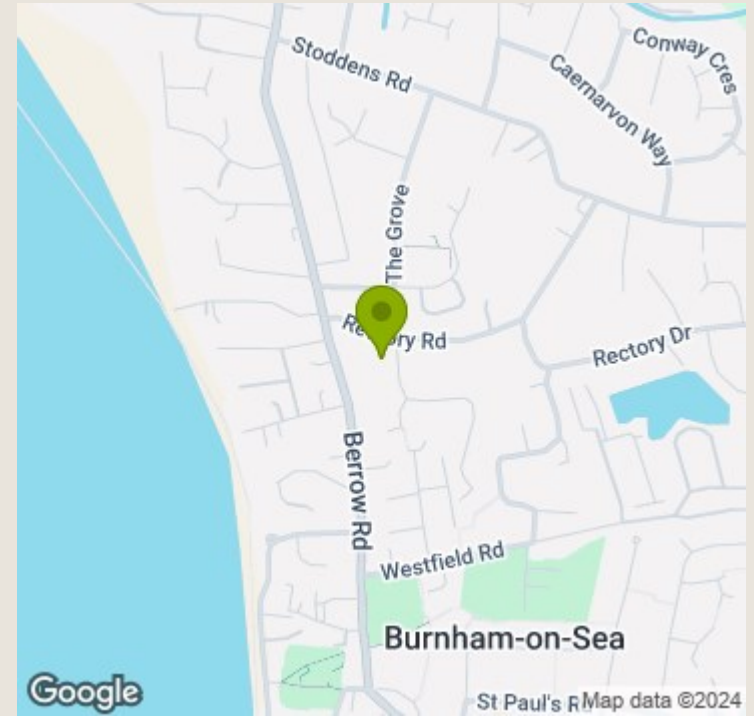




46 ALLANDALE COURT



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 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 £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

