



26 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £99,950



PROPERTY DESCRIPTION

Attractive one bedroom first floor retirement apartment enjoying an aspect towards Rectory Road.

Communal entrance hall with stair and lift access* entrance hall* lounge/diner* kitchen* double bedroom with built in wardrobe* bathroom* 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: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	83
(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 entry phone system with vision link available from the flat.

Entrance Hall

Large storage cupboard with hot water tank.

Lounge

22'5" x 10'3" narrowing 6'3" (6.84 x 3.14 narrowing 1.91)

Feature fire surround, night storage heater, upvc double glazed window with aspect towards Rectory Road.

Kitchen

7'3" x 6'4" average (2.21 x 1.95 average)

Range of wall and floor units to incorporate eye level oven, electric hob and extractor fan, space for fridge/freezer, electric wall heater and upvc double glazed window to the front.

Bedroom

15'4" maximum x 8'8" (4.68 maximum x 2.65)

Built in mirror fronted wardrobe and upvc double glazed window.

Bathroom

6'4" x 5'2" (1.94 x 1.59)

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

Tenure

Leasehold

Lease is 125 years from 1st February 2004

Service Charge payable to First Port - Half Yearly Charge, £1656.11 for the period September 2024 – 28 February 2025

Ground Rent Half yearly rent, £194.50 (19 April 2024).

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.

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.

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

PROPERTY DESCRIPTION

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:

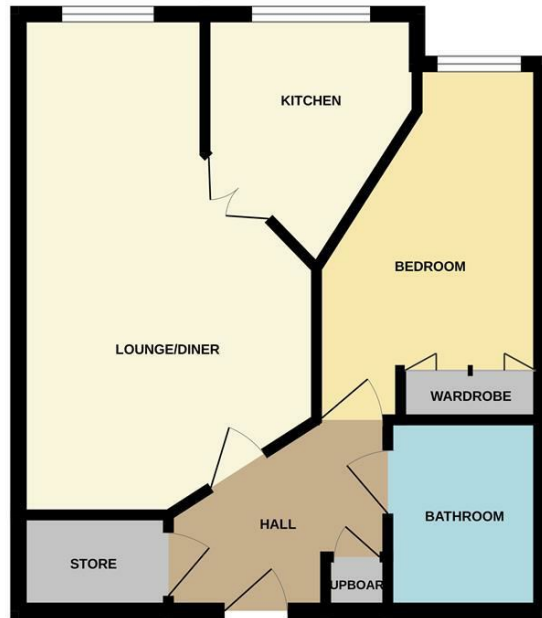
flood-map-for-planning.service.gov.uk/location







26 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 misstatement. 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.
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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

