



31, Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £85,950





# PROPERTY DESCRIPTION

An immaculately presented, one bedroom, retirement apartment, situated on the first floor and overlooking the beautifully maintained communal gardens

Entrance Hall\* Lounge/diner with Juliet balcony\* Fitted kitchen with eye level oven and fitted hob\* Double bedroom with built in wardrobe\* Bathroom with wall mounted shower over the bath\* Night storage heating\* Double glazing\* Communal lounge and laundry\* Resident parking\*

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(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)

Entrance door with peephole to the:

### Entrance Hall

Deep walk-in storage cupboard containing the water tank and slatted shelving.

### Lounge

17'7" x 11'2" maximum (5.37 x 3.41 maximum)

With night storage heater, meter cupboard, television point, emergency pull cord. Double glazed door and side panel with Juliette balcony overlooking the communal gardens. Double multi pane doors to the:

### Kitchen

8'11" x 5'9" (2.73 x 1.76)

Fitted with a range of light wood effect base units and drawers with matching wall mounted cupboards. Eye level electric oven, four ring electric hob with extractor over, contrasting worktops with space under for fridge and freezer. Single drainer sink unit with mixer tap, tiled splashbacks, double glazed window overlooking the communal gardens.

### Bedroom

15'6" maximum x 8'7" (4.74 maximum x 2.64)

Built in double wardrobe with mirror folding sliding doors. Night storage heater, emergency pull cord, double glazed window overlooking the communal gardens.

## Bathroom

6'9" x 5'6" (2.08 x 1.70)

Comprising panelled bath with wall mounted shower over and glazed screen. Vanity wash hand basin with cupboards below, low level w.c. Tiled walls and extractor fan.

## Tenure

Tenure Leasehold 125 years from 1st Feb 2004.

Ground Rent £192.50 half yearly (£385.00 per annum)

Management Charge £1,764.43 half yearly (£3,528.86 per annum)

## Description

This beautifully presented, retirement apartment, built by McCarthy and Stone and situated in a favoured location under a mile's level distance from Burnham on Sea town centre.

The property is situated on the first floor and enjoys lovely views over the beautiful communal gardens by way of a Juliet balcony in the lounge/diner. The accommodation has been recently redecorated and is presented in 'move in' condition throughout.

The development offers communal facilities including a residents' lounge, communal laundry, guest suite (available to visitors by appointment) as well as a car park which is on a first come, first served, permit basis) The resident house manager can be contacted from each property and for

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those periods whether the house manager is off duty, there is a 24 hour emergency care line response system.

### Directions

From the Esso Garage at the top of Love Lane, proceed north onto the Berrow Road. Take the second turning right into Rectory Road where Allandale Court can be found on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Electric heating
- Mains drainage
- 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)







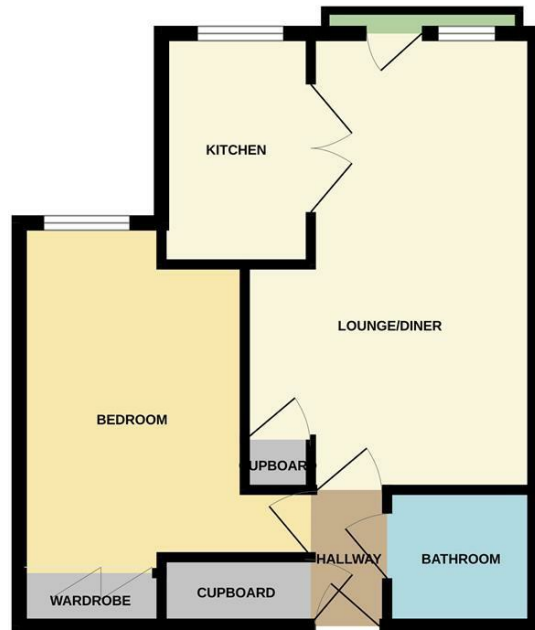




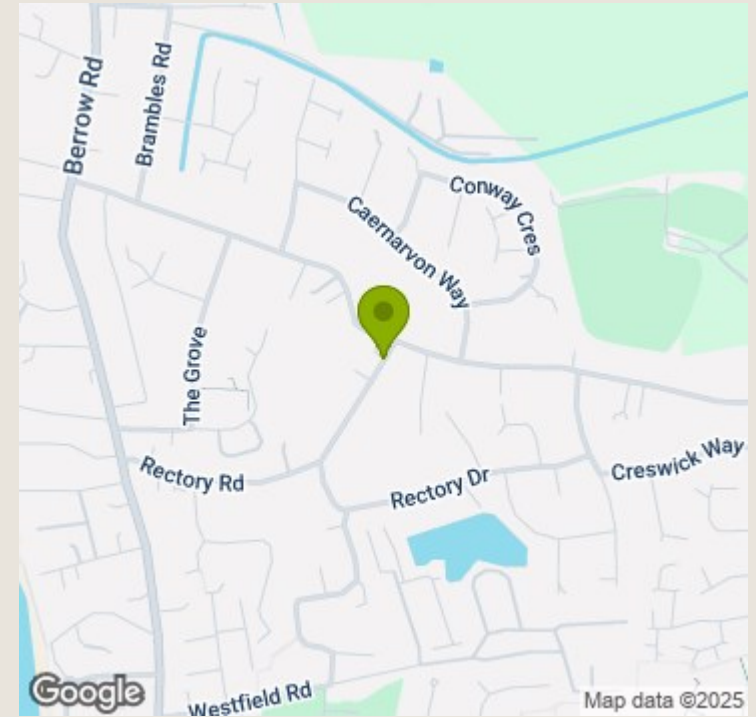




31 ALLANDALE COURT



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](mailto:sales@berrymansproperties.net)

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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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