



11 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £172,500





# PROPERTY DESCRIPTION

Well-Presented Two-Bedroom Ground Floor Retirement Apartment  
Prime Position in a Sought-After Development – Close to Burnham-on-Sea Town Centre & Seafront

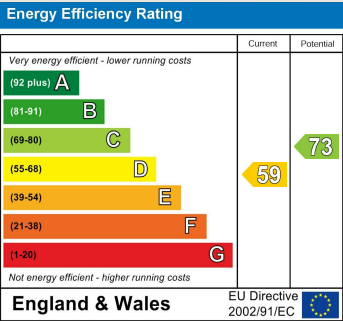
Communal entrance hall\* entrance hall\* lounge\* kitchen\* two bedrooms\* shower room\* electric heating\* upvc double glazing\* communal gardens\* communal parking.

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: D



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## Accommodation (Measurements are approximate)

Security entrance door gives access to the communal hallway with stairs and lift access to all floors.

### Entrance Hall

14'6" x 9'7" (4.44 x 2.93)

Storage cupboard with water heater.

### Lounge/Diner

16'11" x 11'2" (5.18 x 3.41)

Feature electric fireplace, double glazed dual aspect windows with door leading to the communal gardens. Electric storage heater, television point and doors through to the:

### Kitchen

9'8" x 5'10" (2.95 x 1.79)

Double glazed window to the side, matching wall and floor cupboards with laminate worktops over, electric four ring hob, electric oven, space for fridge/freezer and extractor fan. Emergency pull cord.

### Bedroom 1

15'7" maximum x 9'6" (4.75 maximum x 2.91)

Built in wardrobes, double glazed window to the rear, electric storage heater and television point.

### Bedroom 2 (Currently used as a Dining Room)

13'6" x 8'0" (4.12 x 2.46)

Double glazed window to the rear, electric storage heater.

## Shower Room

6'10" x 5'6" (2.09 x 1.70)

Wall mounted heater, extractor fan, close coupled w.c. and wash hand basin with storage under. Walk in shower cubicle with grab handles and screen. Low maintenance walling.

## Communal Facilities

There are well maintained communal gardens, large communal lounge with kitchenette off, laundry area and guest suite (chargeable).

## Tenure

Leasehold

Lease is 125 years from 1st February 2004

Service Charge £5528.00 per annum

Ground Rent £450.00 per annum

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

This well-maintained and beautifully cared-for two-bedroom ground floor retirement apartment enjoys arguably one of the best positions within this desirable and well-kept development. Ideally situated just a short walk from Burnham-on-Sea's vibrant town centre and picturesque seafront, the property offers both comfort and convenience in equal measure.

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Perfect for those seeking independent living with peace of mind, the apartment benefits from spacious, light-filled accommodation, attractive communal gardens, and easy access to local amenities, transport links, and coastal walks.

### Directions

From the roundabout at the junction of Love Lane and Oxford Street proceed in a northerly direction along Berrow Road taking the second turning left into Rectory Road and Allandale Court will be found on the right hand side.

### Material Information

Additional information not previously mentioned

- Mains electric and water
- Water metered
- Electric room 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)







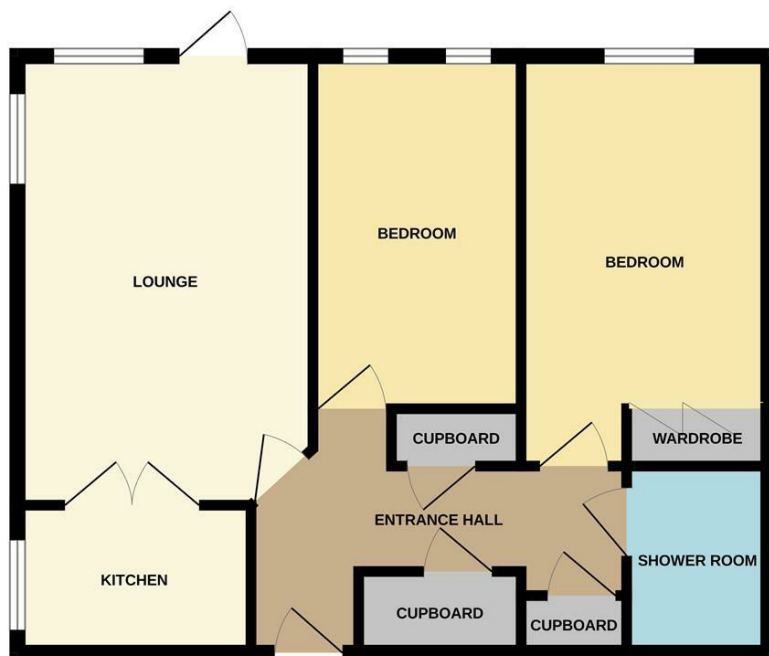




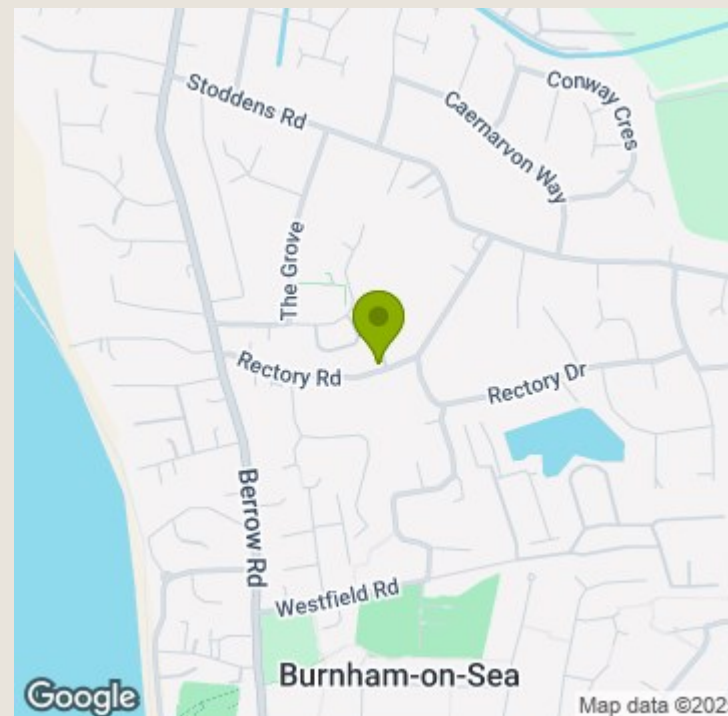




## GROUND FLOOR



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](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

