



27 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £89,950

 **BERRYMANS**

PROPERTY DESCRIPTION

A well presented, one bedroom, first floor retirement apartment, situated in a popular development, under a mile from Burnham on Sea town centre.

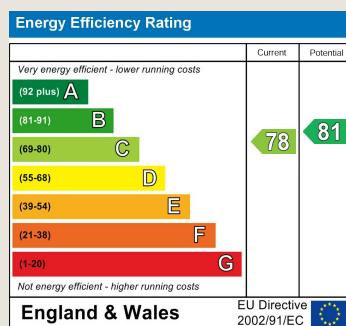


Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C



PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Entrance door with spy hole to the:

Entrance Hall

Intercom system, built in storage cupboard with electrics and further deep built in storage cupboard with recently installed hot water tank. Emergency pull cord.

Lounge/Diner

22'4" x 10'5" maximum (6.83 x 3.2 maximum)

Night storage heater, feature fireplace with electric fire, mantel and hearth, double glazed window overlooking the side, space for dining table and chairs. Emergency pull cord and television point.

Kitchen

7'2" maximum x 7'6" (2.2 maximum x 2.3)

Range of light coloured base units and drawers with matching wall mounted cupboards and contrasting worktops over. Inset single drainer stainless steel sink unit, fitted AEG electric four ring hob, Electrolux eye level electric cooker, extractor fan, tiled splashbacks and double glazed window overlooking the side. Space for fridge/freezer. Emergency pull cord.

Bedroom

13'5" x 8'11" (4.11 x 2.73)

With wall mounted night storage heater, built in double wardrobe with mirror fronted sliding folding doors, double glazed window overlooking the side. Emergency pull cord.

Recently re-fitted Shower Room

6'9" x 5'5" (2.06 x 1.67)

With low level walk-in shower cubicle with wall mounted shower and grab handles. Vanity wash hand basin with cupboard below and comfort height w.c. with grab handles. Wall mounted ladder style heated towel rail and extractor fan. Emergency pull cord.

Outside

Communal parking for residents to the front of the property.

Tenure

Leasehold

125 years from November 2004

Current maintenance charge: £3685.34 per annum (£1842.67 per 6 months) including water charges.

Ground rent £385.00 per annum (£192.50 per 6 months)

Description

This house managed retirement apartment is set on the most sought after residential road in Burnham-On-Sea being within close proximity to the town centre and sea front. The apartment is situated on the first floor at the side of the building enjoying a pleasant aspect to Parnell Way.

The apartment offers purchasers independent living alongside communal facilities including, beautifully maintained gardens, residents lounge, laundry and car park (not allocated spaces)

PROPERTY DESCRIPTION

The property briefly comprises; entrance hall with intercom system, good size lounge/diner with space for table and chairs, well appointed kitchen, double bedroom with built in double wardrobe and a recently refitted shower room with emergency pull cords in all rooms.

Approximately two years ago, the hot water tank was also replaced. An early application to view is strongly recommended by the vendors selling agents.

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 not metered (included in service charge)
- Heating 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:

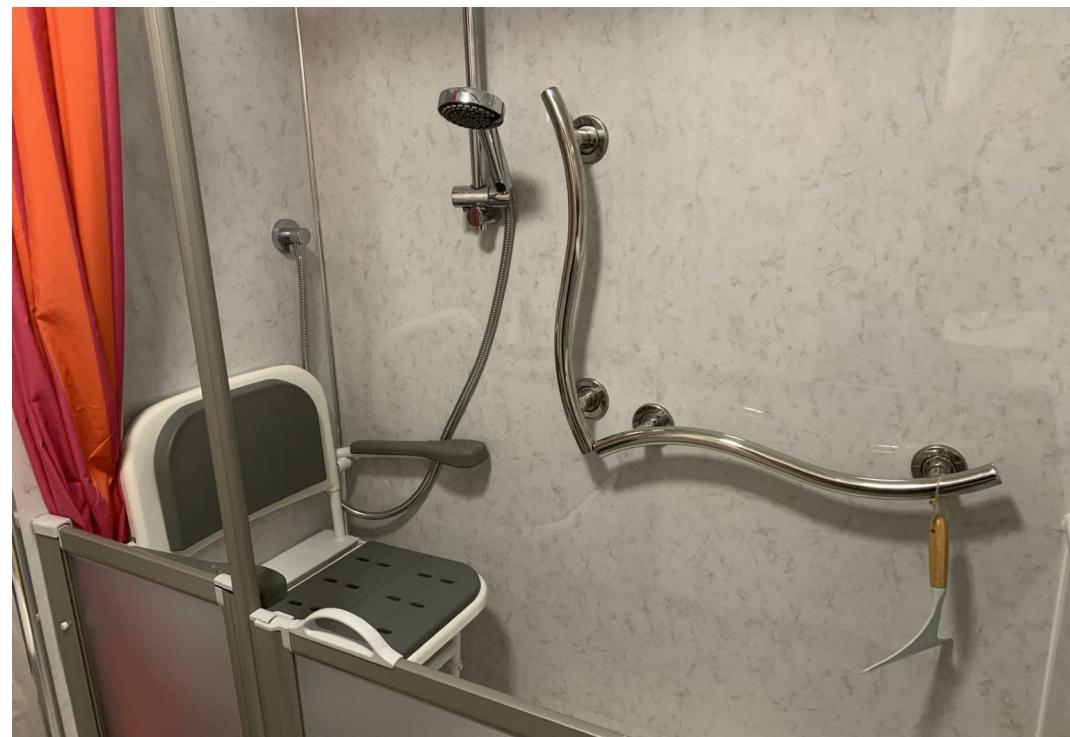
checker.ofcom.org.uk/en-gb/mobile-coverage

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

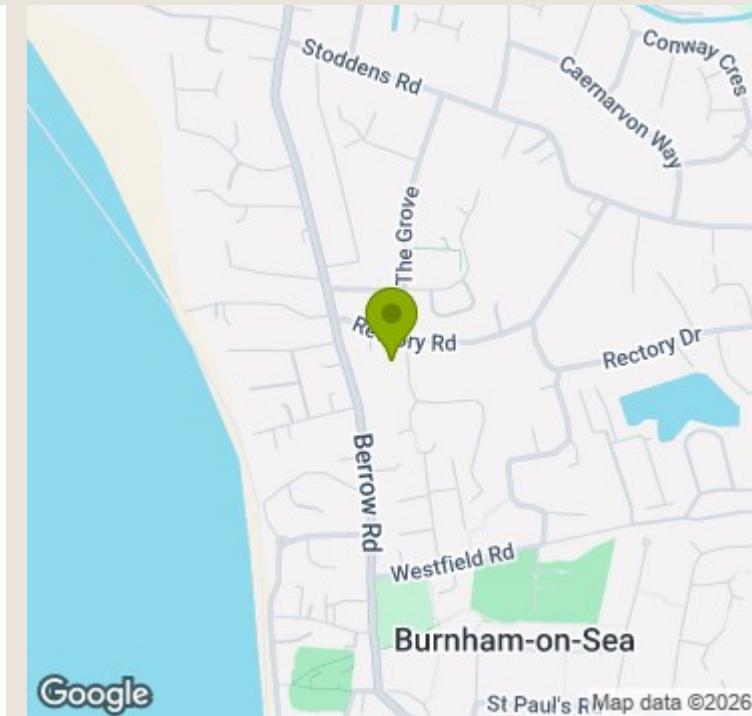
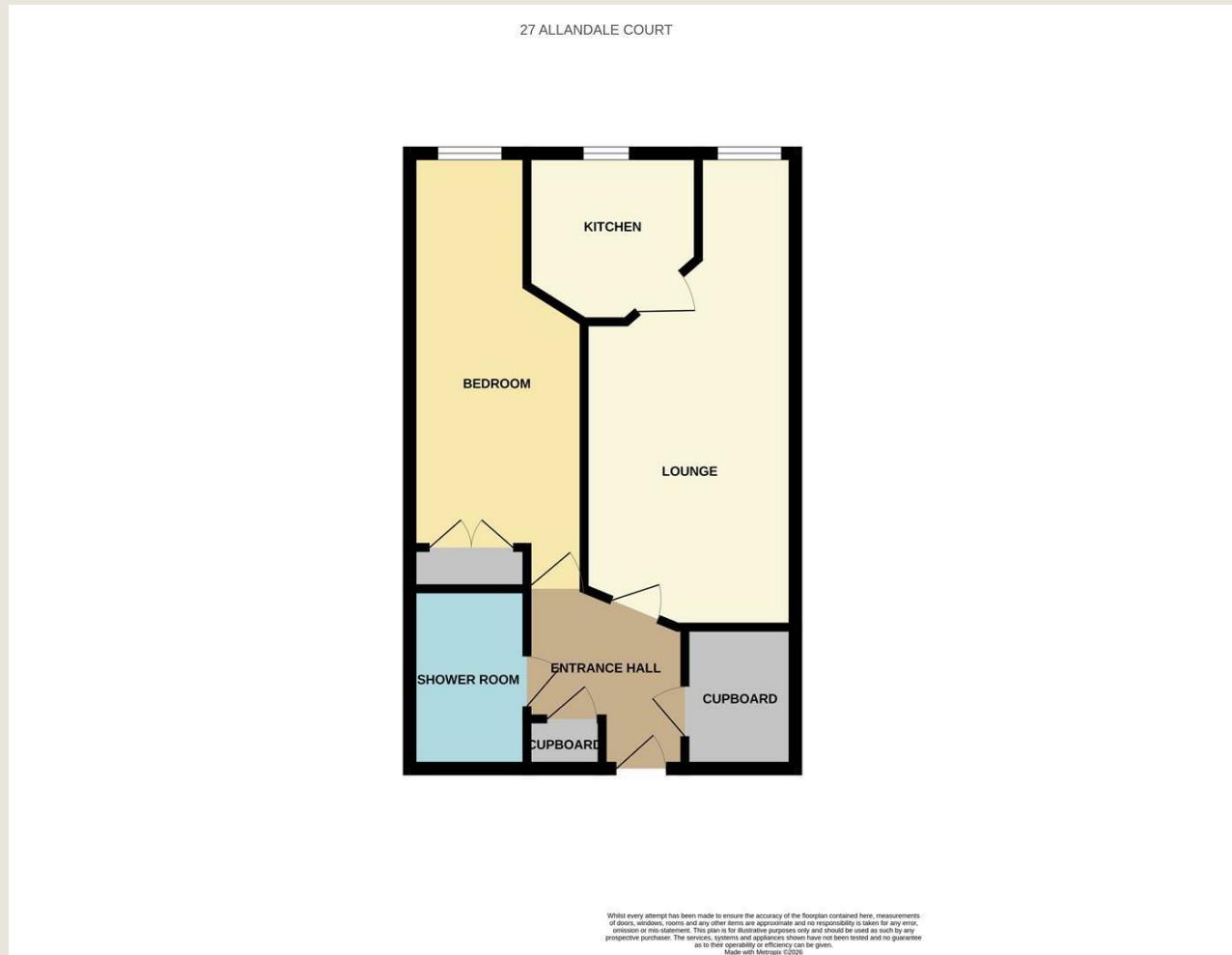
Flood Information:

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









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.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:
Allsets 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

