

37 Allandale Court

Rectory Road, Burnham-on-Sea, Somerset, TA8 2BT



PRICE: £150,000

Lease: 125 years from 2004

Property Description:

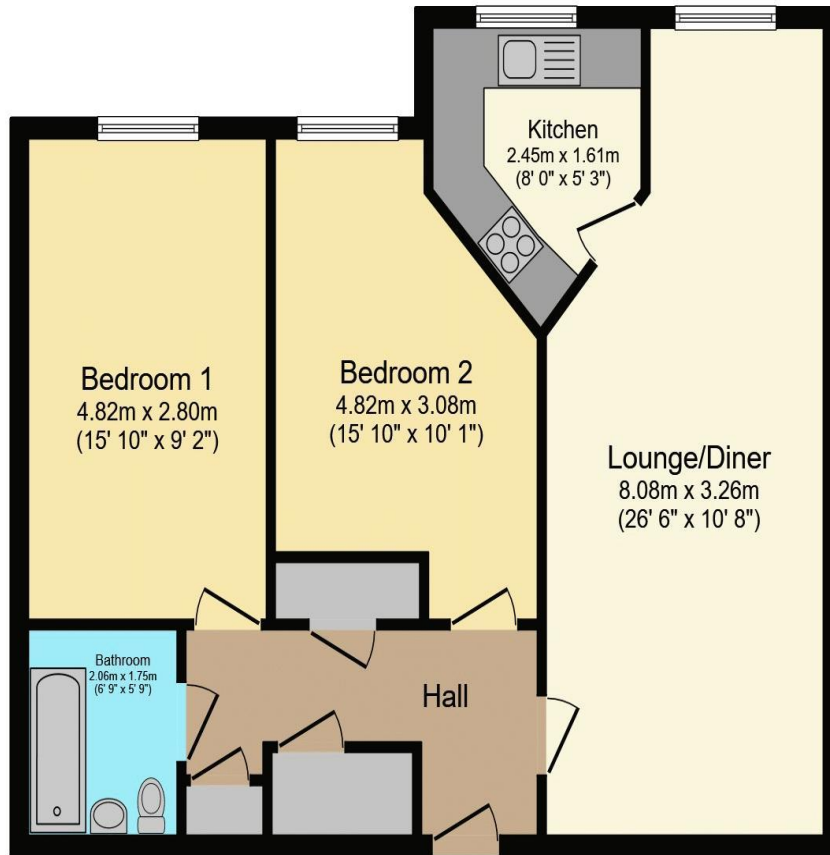
A TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT Allandale Court was constructed by McCarthy & Stone (Developments) Ltd. The development comprises 46 properties arranged over 3 floors served by a lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, one or two bedrooms, lounge/dining area, fitted kitchen, and fitted bathroom. It is a condition of purchase that residents be over the age of 60 years or in the case of a couple, one must be over 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge
Resident Development Manager
Battery Car Store and Residents Parking
Guest Suite with en-suite shower room
Laundry Room and Lift to all floors

Minimum Age 60
24 hour emergency Appello call system
Video door entry system (linked to owners TV)
Lease 125 years from 2004



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 70.2 sq.m. (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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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For Financial Year Ending:

31/8/25

Annual Ground Rent:

£450.00

Ground Rent Period Review:

2027

Annual Service Charge:

£4,968.34

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.