



17 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £85,000



PROPERTY DESCRIPTION

An attractive one bedroom first floor retirement flat enjoying views over the communal gardens towards Burnham-on-Sea town centre.

Communal entrance hall* communal lounge* kitchenette* house managers office* communal laundry facility* private entrance hall* "L" shaped lounge/diner with Juliette balcony* kitchen* double bedroom* shower room.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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	



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Accommodation (Measurements are approximate)

Doors to the communal entrance hall with lift to the first floor. Entrance door to No.17 leading to the:

Entrance Hall

With meter cupboard and deep storage cupboard with water tank and shelving. Door to the:

Lounge Area

15'4" x 8'7" (4.68 x 2.64)

"L" Shaped lounge/diner with feature fireplace hearth and mantel over, television point, electric night storage heater, telephone point, emergency pull chord. To the dining area there is space for a dining table and chairs and window with Juliette balcony overlooking the communal gardens.

Double multi pane glazed doors to the:

Dining Area

9'11" x 8'3" (3.03 x 2.52)

Kitchen

6'11" x 6'7" (2.13 x 2.03)

Fitted with a range of base cupboards and drawers and matching wall mounted cupboards and contrasting worktops over. Single drainer stainless steel sink unit, double glazed window overlooking the communal gardens, space for fridge, electric four ring hob and space for freezer. Built in Electrolux electric oven, tiled splashbacks, Electroclux cooker hood, emergency pull chord.

Bedroom

12'0" x 8'7" (3.68 x 2.63)

With night storage heater, built in wardrobe with two mirror fronted sliding folding doors, hanging rail and shelf. Emergency pull chord and double glazed window overlooking the communal gardens.

Shower Room

6'7" maximum x 5'0" (2.03 maximum x 1.54)

Walk-in shower unit with double low level doors, wall mounted shower, tiled walls, low level w.c., heated towel rail, vanity wash hand basin with cupboards below.

Outside

There is communal parking and communal gardens.

Tenure

Leasehold

125 years from November 2004

Service Charge £3,312.22 (1st September 2024-31st August 2025)

Ground Rent £385.00 (£192.50 half yearly March 2024-August 2024)

Owners must be over 60 years of age (If a couple one must be over 60 and the other over 55).

Description

Situated in one of the most sought after residential roads in Burnham-on-Sea, this purpose built development of managed apartments is located

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approximately two thirds of a mile from the town centre and sea front. The flat is on the first floor being in good condition and enjoying views over the well maintained communal gardens.

Directions

From the Esso service station at the junction of Love Lane and Oxford Street proceed in a northerly direction along Berrow Road. Take a right turn into Rectory Road where Allandale Court can be found a short way along on the right hand side.

Material Information

Additional information not previously mentioned

Council Tax Band-A

EPC-C

- Mains electric and water
- Water not metered
- 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:

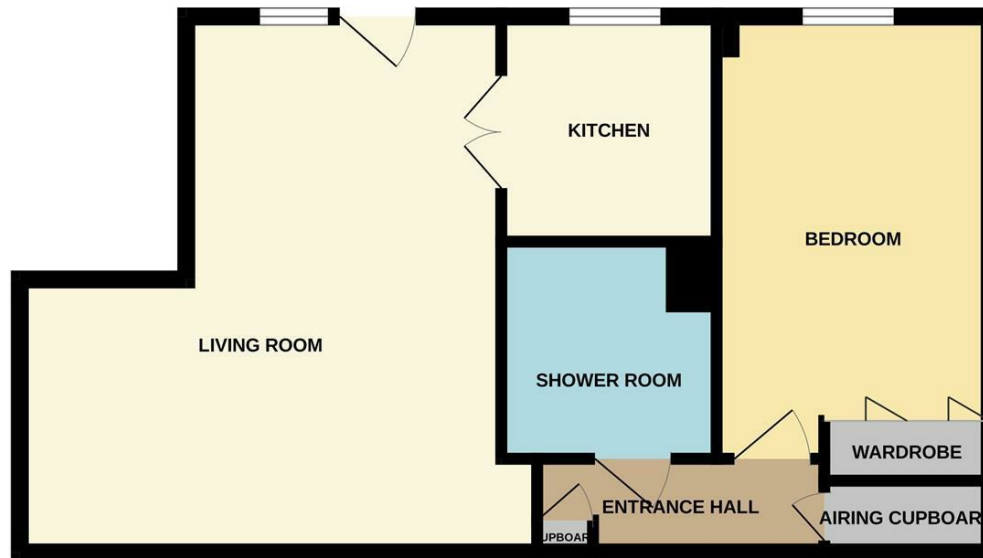
flood-map-for-planning.service.gov.uk/location



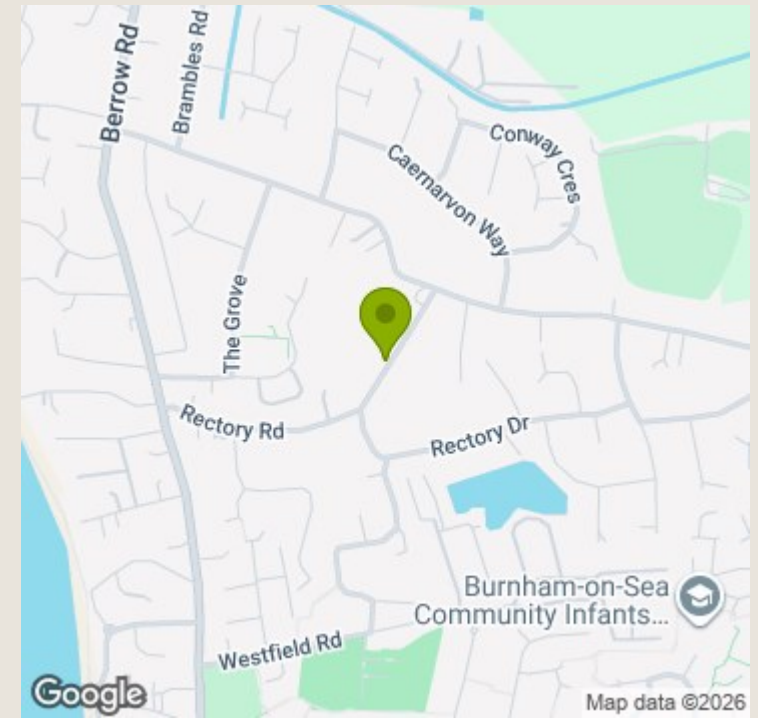




17 ALLANDALE COURT



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 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

IMPORTANT NOTICE

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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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