



44 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £88,000



# PROPERTY DESCRIPTION

A well maintained 1 bedroom retirement apartment set in a prime corner position on the second floor, enjoying an aspect over the communal gardens and towards Berrow Road beyond through the Juliette balcony. Must be seen to be fully appreciated. Offered with no onward chain.

\*Communal entrance hall \*Security entry system \*Entrance hall \*Lounge with door to Juliette balcony \*Well appointed kitchen \*Double bedroom with dual aspect windows \*Shower room with window \*Electric heating \*Upvc double glazed windows \*Excellent decorative order \*Must be seen

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Accommodation (measurements are approximate)

Security door entrance system to:

## Communal hallway

Stair and lift access to all floors. Door to:

## Entrance hall

Cloaks cupboard and airing cupboard

## Lounge/dining room

19'0" x 10'7" (5.80 x 3.23)

Tv point, night storage heater, door and matching side panel to Juliette balcony. Double doors giving access to:

## Kitchen

7'6" x 6'11" (2.29 x 2.13)

Fitted with a range of wall and floor units that incorporate a single sink drainer unit, integrated eye level oven, electric hob, extractor fan, fridge/freezer, electric wall heater and double glazed window with an aspect of the beautifully maintained communal gardens and the Berrow Road beyond.

## Bedroom

13'3" x 8'11" (4.04 x 2.74)

Fitted with a range of built in bedroom furniture to include wardrobes and vanity unit. Dual aspect windows to front and side and night storage heater

## Shower room

6'7" x 5'4" (2.03 x 1.63)

Large shower enclosure with seat, vanity wash hand basin with cupboards below, closed coupled w/c, extractor fan, wall heater, light/shaver point and Upvc double glazed obscured window to the side

## Tenure

Leasehold

125 years from 1st February 2004

Service Charge £3,528.86 per annum (1st September 2024-31st August 2025)

Ground Rent £385.00 per annum (£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

This house managed retirement apartment is set on the most sought after residential road in in Burnham-On-Sea being within close proximity to the town centre and sea front. The apartment is situated in a prime corner position on the second floor meaning the property has extra windows, therefore more light and also enjoys an aspect via the Juliette balcony over the communal gardens onto Berrow Road and beyond.

The property briefly comprises of an entrance hall, good size lounge with

# PROPERTY DESCRIPTION

Juliette balcony, well appointed kitchen, double bedroom with dual aspect windows and a shower room with window. An early application to view is strongly recommended by the vendors selling agents. Offered with no onward chain

## 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
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

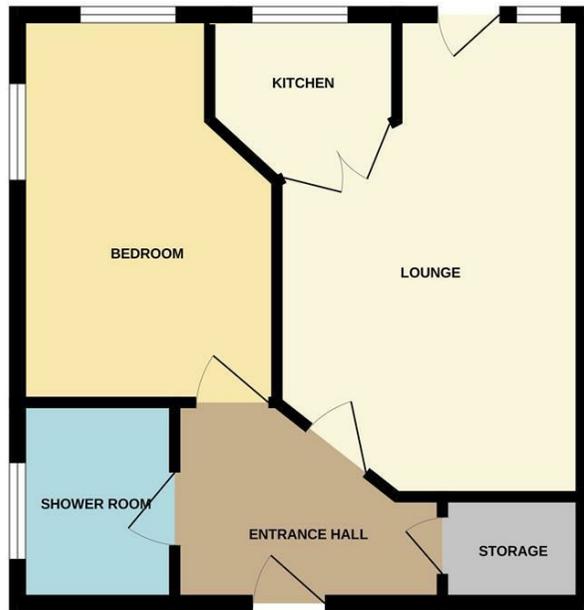
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





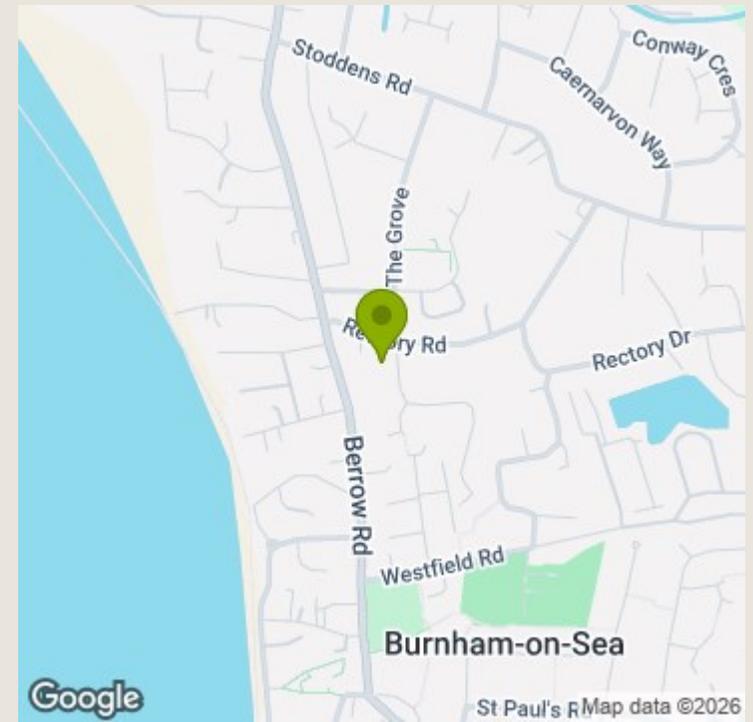


GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 396 sq.ft. (36.8 sq.m.) approx.

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.  
Made with Memplan 12/2025



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

