



2 Allandale Court Rectory Road

Burnham-On-Sea, TA8 2BT

Price £119,950



PROPERTY DESCRIPTION

Attractive one bedroom ground floor retirement apartment situated in a prime plot in this sought after development located within close proximity to Burnham-on-Sea town centre and sea front.

Communal entrance hall with security entry phone system* entrance hall* lounge with door to outside* well appointed kitchen* double bedroom with bay window* shower room* electric heating* upvc double glazed windows* excellent decorative order throughout. Must be seen.

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	85
(69-80) C			
(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	

PROPERTY DESCRIPTION

Accommodation (Measurements are approximate)

Security entry door system to the communal hallway with stair and lift access to all floors.

Entrance Hall

With cloaks cupboard and airing cupboard.

Lounge/Diner

16'6" x 10'2" (5.05 x 3.1)

Upvc double glazed door to the front with matching side panel, electric wall heater, feature fire surround with electric fire, television point, two multi pane doors to the:

Kitchen

7'3" x 5'6" (2.21 x 1.7)

Fitted with a range of units to incorporate single sink drainer unit, integrated electric oven with extractor hood over, eye level oven, space for fridge/freezer, upvc double glazed window to the side with aspect over the communal gardens.

Bedroom

15'5" maximum x 9'3" (4.7 maximum x 2.84)

Upvc double glazed bay window to the front, built in mirror fronted wardrobes, electric wall heater.

Shower Room

6'7" x 5'4" (2.03 x 1.65)

With low level access shower, close coupled w.c., vanity wash hand basin, extractor fan, light/shaver point.

Communal Facilities

The property benefits from having communal gardens with large lawn area, patio area and borders containing shrubs and bushes.

There is a communal lounge with kitchenette off and communal laundry facility.

Tenure

First Port Retirement Property Limited

Leasehold

125 Year lease which we understand commenced 2004

Residents must be 60 years of age and over or if a couple one must be over 55.

Ground Rent £385.00 per annum

Service Charge £3200.00 per annum

Description

This house managed retirement apartment is set in one of the most sought after residential roads in Burnham-on-Sea being within close proximity of the town centre and sea front.

The flat is located on the ground floor in a prime position within a short distance of the communal lounge area and the managers office.

Directions

At the roundabout beside the Esso service station proceed along Berrow Road. Take the second right into Rectory Road and proceed down Rectory

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Road where Allandale Court will be found on the right hand side.

Material Information

Additional information not previously mentioned

- Mains electric and water
- 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:

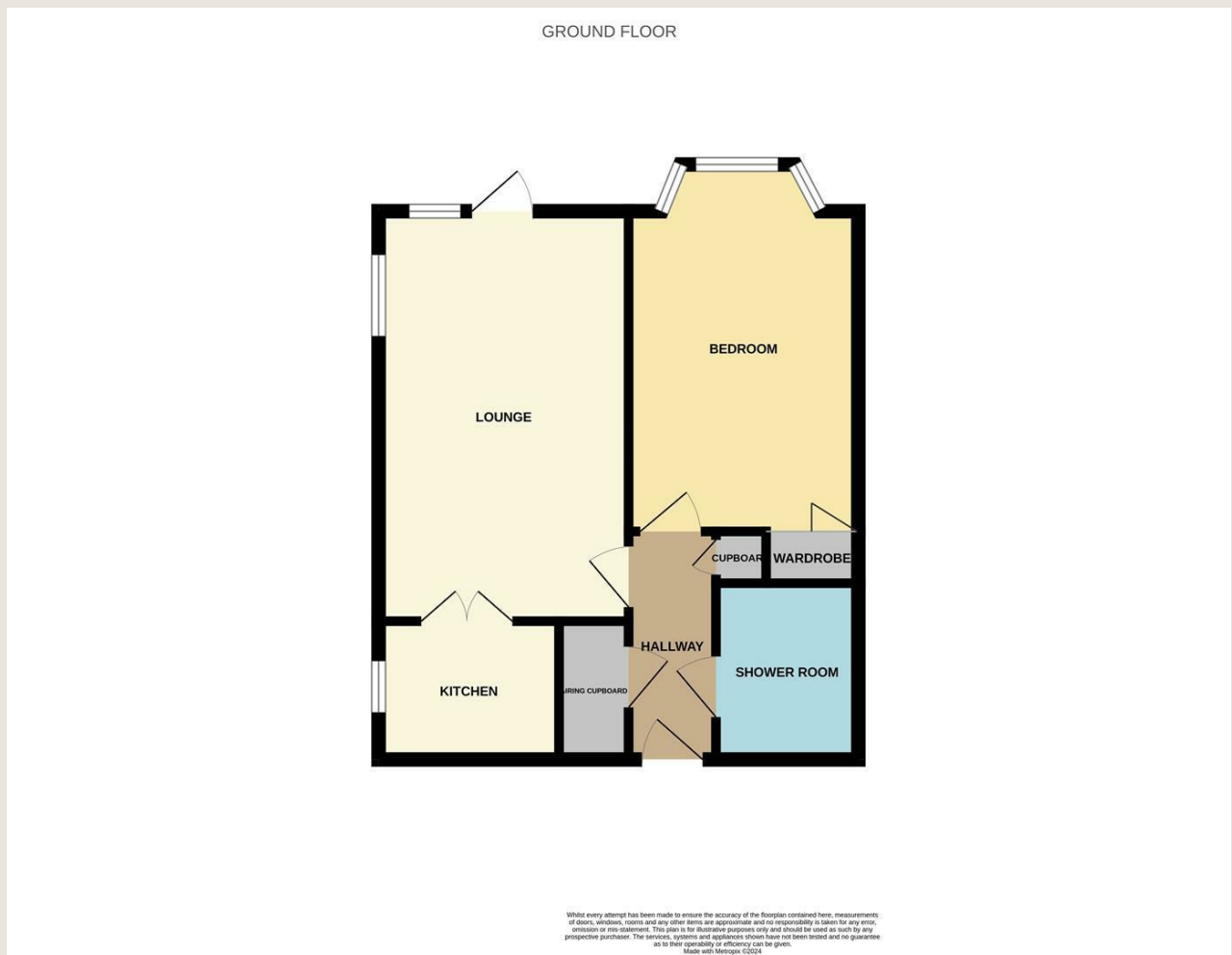
flood-map-for-planning.service.gov.uk/location



RETIRED
PROPERTY
For Sale/R
0333 321 4







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:
 Alletsons up to £180 inc. VAT. Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £180 inc VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 Inc VAT

