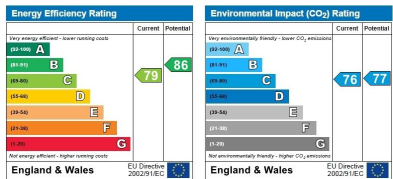


GROUND FLOOR



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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantees can be given with respect to planning permission or fitness of purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

THE DATA PROTECTION ACT 1998

Please note that all personal provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent.
For further information about the Consumer Protection from Unfair Trading Regulations 2008 see - <http://www.legislation.gov.uk/uksi/2008/12277/contents/made>



A&F

Allandale Court, Rectory Road, Burnham-on-Sea
£164,500



AN ATTRACTIVE PURPOSE-BUILT 2 BEDROOM RETIREMENT APARTMENT STANDING IN A SOUGHT AFTER LOCATION IN THE EVER POPULAR RECTORY ROAD

- PURPOSE-BUILT
- 2 BEDROOMS
- ELECTRIC HEATING
- DOUBLE GLAZING
- COMMUNAL LAUNDRY & MOBILITY STORAGE
- COMMUNAL GARDENS & RESIDENTS' PARKING



24 Allandale Court, Rectory Road, Burnham-on-Sea, Somerset, TA8 2BT

TO VIEW:

Apply to the Vendor's Sole Agents: A&F Estate Agents

PLEASE KINDLY NOTE:

All viewing appointments are limited to 2 persons from one household, with all visiting parties please wearing face masks and kindly adopting a 'no-touching' protocol inside all our vendors' properties.

Many thanks for your kind co-operation during these uncertain times.

THE PROPERTY:

Entrance Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Electric Off Peak Heating and Double Glazing.

Communal Gardens and Residents' Parking, Communal Lounge, Laundry Room and Mobility Vehicle Store.

SITUATION:

Standing in a sought after location in the most popular Rectory Road, which is just to the north side of the main shopping centre. The town of Burnham-on-Sea offers various shopping and banking facilities together with other amenities including churches, library, hospital, Dr's surgery, hotels, restaurants and public houses. Access to the M5 Junction 22 at Edithmead for easy access to Taunton and the South West and to Bristol, London, the Midlands, the North and Wales. Mainline railway station in Highbridge for easy travelling to Taunton and the South West and to Bristol for Wales, cross-country to London, the Midlands and the North.

CONSTRUCTION:

Allandale Court is a purpose-built block of apartments constructed by McCarthy & Stone specifically for retirement purposes. The Court has the benefit of an easily managed lift as well as the Communal Lounge and Guest Suite (bookable for friends and family), Laundry Room and Communal Grounds.

ACCOMMODATION

Communal Hallways, Lounge, Passageways, Lift and Landings leading to the Apartment.

ENTRANCE HALL:

Approached via wooden door with coved ceiling, cloaks cupboard, broom cupboard, alarm pull cord and airing cupboard housing the hot water tank with electric immersion heater.

LOUNGE: 6.97m x 3.28m (max) (22'10" x 10'9" (max))

Double glazed window, 'Creda' off peak heater, coved ceiling and alarm pull cord.



KITCHEN: 2.34m x 2.59m (7'8" x 8'6")

Single drainer stainless steel sink unit. Range of modern base, wall and drawer units with roll top working surfaces, fitted electric 'Belling' ceramic 4-ring hob with 'Electrolux' oven and cookhood over. Part tiled walls, three spot lights, double glazed window, coved ceiling, 'Creda' fan assisted heater and alarm pull cord. The fridge and freezer are included in the sale.



BEDROOM 1: 4.77m x 2.83m (15'8" x 9'3")

Fitted double wardrobe with folding mirrored door fronts. 'Creda' off peak heater, two double glazed windows, coved ceiling and alarm pull cord.



BEDROOM 2: 5.24m x 2.74m (max) (17'2" x 9'0" (max))

Panel heater, double glazed window, coved ceiling and alarm pull cord.



BATHROOM: 1.73m x 2.16m (5'8" x 7'1")

Panelled bath with shower attachment over and screen. Integrated wash hand basin and low level WC. Fully tiled walls, fitted mirror, light with shaver point, coved ceiling, heated towel rail, 'Creda' fan assisted heater, extractor fan and alarm press button.



OUTSIDE:

Parking on site for Residents' car parking. Communal mobility vehicle stores. The well-tended gardens are maintained as part of the Service Charge and comprise lawns, well-stocked borders and established trees.



ENERGY PERFORMANCE RATING:

C79

SERVICES:

Mains Water, Electricity and Drainage are connected

TENURE:

Long Leasehold - 125 years from 2004

Vacant Possession on Completion

NO ONWARD CHAIN

OUTGOINGS:

Sedgemoor District Council, Tax Band: B

£1,465.65 for 2020/21

Ground Rent: £225 paid every 6 months

Service Charge: £1,881.56 paid every 6 months

The Service Charge includes the water bills, buildings insurance, communal electricity, washing machine maintenance, gardening costs and maintenance of the communal lounge & kitchen.

AGENT'S NOTES:

Residents must be over the age of 60, or, in the case of a couple, one to be 60 years of age or over and the other 55 years or over.

Details by: JF

Tel: 01278 78 22 66

Fax: 01278 79 21 23

www.aandfproperty.co.uk
residential@aandfproperty.co.uk