

Offers in Excess of:
£84,000
Leasehold





Features

- INVESTMENT OPPORTUNITY FOR SALE WITH TENANT IN SITU
- Purpose-built retirement apartment
- Peaceful and quiet neighbourhood
- Beautifully maintained communal gardens
- Delightful communal lounge
- Laundry room and guest suite

Summary of Property

***** INVESTMENT OPPORTUNITY FOR SALE WITH TENANT IN SITU *****

Presenting a Top Floor purpose-built retirement flat available for sale, located in a peaceful and quiet neighbourhood with a strong local community. This property is an ideal retreat for those seeking a tranquil retirement home. This one-bedroom flat embodies comfort and functionality, offering a neatly presented interior that is tastefully decorated in neutral hues.

The flat consists of one reception room, a kitchen, a bedroom, and a bathroom. The master bedroom is a true sanctuary, featuring built-in wardrobes and an abundance of natural light that provides a warm and inviting atmosphere. The reception room and kitchen, while not specifically detailed, contribute to the overall comfort and convenience of the property.

The property stands out not only for its individual features but also for the communal facilities available within the block. Residents can enjoy a delightful lounge and kitchen area, perfect for socialising or relaxation. The building also offers a laundry room and a guest suite, adding to the convenience of living here.

The beautifully maintained communal gardens provide a serene outdoor space, a perfect haven for relaxation and leisurely strolls.

This flat falls under council tax band A, which is an added advantage. Please note that this is a retirement home, and is purpose-built to suit the needs and lifestyle of its residents.

In conclusion, this flat is a perfect blend of comfort, convenience, and community, offering a fulfilling and peaceful retirement lifestyle.

Room Descriptions

Communal Entrance Hall:

Stairs, Lift and Landing to:

Entrance Hall:

With entrance door. Coved ceiling. Built-in meter cupboard. Airing cupboard housing the hot water tank. Alarm pull cord.

Lounge: - 4.21 x 3.59 (13'10" x 11'9")

With off peak heater. Coved ceiling. Alarm pull cord. Television point. Double glazed window and double glazed door to Juliette balcony over which overlooks the gardens..

Kitchen: - 2.64 x 2.24 (8'8" x 7'4")

With single drainer stainless steel sink unit. Range of modern base, wall and drawer units with roll top working surfaces. Fitted Electrolux four ring hob with overhead cooker hood. Electrolux oven. Part tiled walls. Coved ceiling. 3 spot lights. Double glazed window. Creda fan assisted heater. Alarm pull cord.

Bedroom: - 5.86 x 2.67 (19'3" x 8'9")

With 2 double glazed windows. Television point. Telephone point. Coved ceiling. Range of fitted wardrobes with mirror door fronts. Off peak heater. Alarm pull cord.

Bathroom:

With white suite comprising a panelled bath with shower unit over. Shower screen. Vanity unit with inset hand wash basin. Low level W.C. Fully tiled walls. Light with shaver point. Coved ceiling. Extractor fan. Heated towel rail. Fan assisted heater. Alarm pull cord.

Outside:

There are communal gardens and residents car parking area.

Situation:

Standing in a sought after road just to the north side of the town and being located approximately half a mile from the town centre and a couple hundred yards from the beach. There are various facilities within the town including churches, library, hospital, doctors surgery, hotels and restaurants. Access to the M5 motorway junction 22. Main line railway station in Highbridge.

Directions:

From St Andrews Burnham-on-Sea's Parish Church proceed north along the Berrow Road taking the second turning right into Rectory Road. Allandale Court will then be found a little way along on the right hand side.

Outgoings:

Somerset Council, Tax Band: A - £1,550.31 for 2024/25 . -Annual Ground Rent: £385.00.

-Service Charge: £1,435.33 (6 month fee - payable every Feb & Sept) - which includes: Buildings Insurance, Home Manager costs, 24 hour Care Line system and Maintenance of Communal Areas and Gardens.

Tenure:

. Long Leasehold - 125 years from 2004. -NB: For sole occupancy, the age limit is set at a minimum of 60 years of age. -Where Applicable: For a couple; one person must be of 60 years plus and the other over 55 years of age.

Outgoings:

Lease date: 2 September 2005

Lease Term: 125 years from 1 February 2004

Ground Rent: £385 p.a.

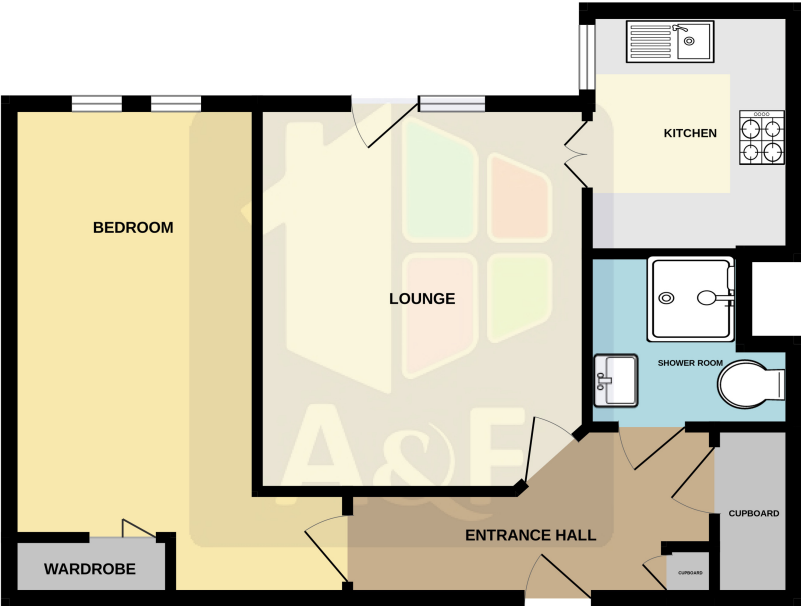
Service Charge: £1,453.33 (6-monthly payments, March & Sept)



Material Information
Council Tax Band & Charge for Current Year
Band: A £1,633.42 2025/26
EPC Rating & Date Carried Out
C78 (04/08/2024)
Building Safety Issues
None Reported
Mobile Signal
Ofcom Mobile Coverage Checker Provides official indoor and outdoor coverage predictions across all major UK networks (EE, O2, Three, Vodafone). Ofcom Mobile Coverage Checker provides official predictions for indoor and outdoor coverage across all major UK networks (EE, O2, Three, Vodafone).
nPerf Mobile Coverage Map Displays real-world 2G, 3G, 4G, and 5G signal strength across all networks, based on user data. https://www.nperf.com/en/map/GB/-/-signal?ll=20&lg=0&zoom=3
Mast Data Mobile Mast Summary Shows mast locations and coverage details for each mobile provider across the UK https://mastdata.com/coverage
Construction Type
Standard Construction
Existing Planning Permission
None Currently Registered
Coalfield or Mining
N/A
Disclaimer: The information provided above has been obtained directly from the sellers or their representatives. While every

Floorplan

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 to 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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