



Paul Mason ^{Associates}



Grangewood Park Avenue, Burnham-On-Crouch, CM0
£119,000

- | Energy Efficiency Rating | | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>  | | | |
- | Environmental Impact (CO ₂) Rating | | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>  | | | |

Burnham-On-Crouch is a historic town located on the banks of the River Crouch which provides scenic walks along the riverbank. The attractive town is full of charm with its character properties and listed buildings. The town is most known for its yachting centre with the marina having 350 berths, making the town an ideal location for boating enthusiasts. There are plenty of amenities including a train station, golf club, cinema, launderette, post office, pharmacies, shops, a primary and high school and 22 licenced drinking establishments. The town hosts an array of events for both adults and children including the illuminated carnival which has been ongoing for more than 100 years, a Halloween history tour, craft fairs, markets and even a charity fund raising pub crawl.

Situated on the outskirts of the estate, the property benefits from overlooking grassland to the front. Externally to the rear, the relandscaped garden begins with a paved patio seating area with the remainder mostly laid to lawn. Conveniently, there is also a side gate to the frontage. To the front, the property has a car port to the side with a block paved driveway providing off road parking for two vehicles. Viewing comes highly recommended to appreciate the property on offer.

Full price
£340,000
35% share price
£119,000
monthly rent
£517.47
Monthly service charge
£57.40

ACCOMMODATION

GROUND FLOOR

Entrance hall
3.8m x 1.9m (12'5" x 6'2")

Kitchen
3.8m x 2.2m (12'5" x 7'2")

Lounge/Diner
4.6m x 4.2m (15'1" x 13'9")

Cloakroom
1.6m x 1.0m (5'2" x 3'3")

FIRST FLOOR

Landing
2.0m x 1.6m (6'6" x 5'2")

Bedroom One
4.1m x 3.3m (13'5" x 10'9")

Bedroom Two
3.0m x 3.0m (9'10" x 9'10")

Bathroom
2.0m x 2.0m (6'6" x 6'6")

EXTERIOR

Rear Garden

Frontage

Property Services

- Gas -
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Heating -
- Local Authority -

Additional Information

Full price
£340,000
35% share price
£119,000
monthly rent
£517.47
Monthly service charge
£57.40

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements as
a general guide. Room sizes
should not be relied upon for
carpets and furnishings. We have
not carried out a survey or tested
the services, appliances and
specific fittings. These particulars
do not form part of a contract and
must not be relied upon as
statement or representation of fact.

Should you be successful in having
an offer accepted on a property
through ourselves, then there is an
administration charge of £25 inc.
VAT per person (non-refundable)
to complete our Anti Money
Laundering Identity checks.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
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