

Paul Mason Associates



Pannels Brook Crescent, Burnham-On-Crouch, CM0 8FN

£105,750



- 45% Shared Ownership
- Generously Sized One Bedroom House
- Modern Kitchen
- Modern First Floor Bathroom
- Lounge
- Ground Floor Cloakroom
- Double Bedroom
- Off Road Parking
- Spacious Rear Garden
- EPC - B

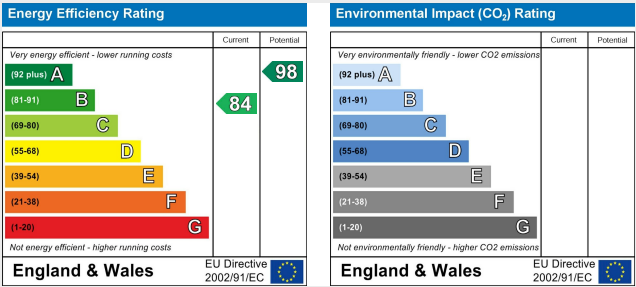
*** 45% Share Price *** Located in the riverside town Burnham-On-Crouch, popular with commuters, families and yachting enthusiasts, is this one bedroom mid-terraced house. Ideal for first time buyers, the property offers spacious accommodation throughout with good size rooms, a private rear garden and off road parking.

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.

The accommodation commences an entrance hall, kitchen, cloakroom with a fitted two piece suite and lounge which benefits from French doors opening to the rear garden to the ground floor. The first floor landing provides access to the sizeable double bedroom and bathroom suite.

Externally the property boasts a generously sized rear garden which is mostly laid to lawn, fenced to boundaries and includes a paved patio seating area. To the front, there is off road parking. Viewing comes highly recommended to appreciate the property on offer.

Full price
 £235,000
 45% share price
 £105,750
 Subsidised monthly rent
 £325.96
 Monthly service charge
 £66.54



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen

3.3m x 3.0m (10'9" x 9'10")

Lounge

3.7m x 2.9m (12'1" x 9'6")

Cloakroom

FIRST FLOOR

Landing

Bedroom

7.3m x 3.7m (23'11" x 12'1")

Bathroom

EXTERIOR

Rear Garden

Frontage/Parking

Shared Ownership

Full price

£235,000

45% share price

£105,750

Subsidised monthly rent

£325.96

Monthly service charge

£66.54

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Maldon District
Council

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.





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