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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 38 Petticrow Quays, Belvedere Rd, Burnham-on-Crouch, Essex CM0 8AJ

\*\*\*NO ONWARD CHAIN\*\*\* Positioned favourably just a stone's throw from the picturesque banks of the River Crouch and therefore ideally situated for Burnham's array of yacht and sailing clubs, in addition to it's historic High Street, is this deceptively spacious ground floor apartment. The property enjoys deceptively spacious living space throughout comprising a living/dining room, kitchen, family bathroom and two well proportioned double bedrooms. Externally, the property enjoys the benefit of well kept communal gardens throughout the development in addition to both allocated and visitor parking. Properties offering a favourable position such as this being so close to the water generally experience a high demand so an early internal inspection is strongly advised. Energy Rating D.





**ACCOMMODATION COMPRISING:**

**COMMUNAL ENTRANCE:**

Full height double glazed entrance door, leading to:-

**ENTRANCE HALL:**

Electric radiator, storage cupboard, doors to:-

**LIVING/DINING ROOM: 14'11 x 12'07 (4.55m x 3.84m)**

Double glazed windows to front and side, electric radiator door to:-

**KITCHEN: 9'04 x 7'08 (2.84m x 2.34m)**

Double glazed window to rear, electric radiator, range of base & wall units, roll top works surface with inset sink/drain unit, space & plumbing for appliances.

**BATHROOM: 7'06 x 5'04 (2.29m x 1.63m)**

Electric radiator, three piece white suite comprising close coupled wc, vanity wash hand basin and a bath with shower unit.

**BEDROOM ONE: 11'03 x 8'03 (3.43m x 2.51m)**

Double glazed window to rear, electric radiator, built in cupboard.

**BEDROOM TWO: 9'04 x 8'01 (2.84m x 2.46m)**

Double glazed window to rear, electric radiator.

**EXTERIOR:**

Well tended communal gardens throughout development, lockable bike store, bin storage area.

**PARKING:**

Private allocated parking for 1 vehicle, additional visitor parking.

**LEASEHOLD INFORMATION:**

The property is being sold with a share of the freehold. The building is maintained by Petticrow Quays Limited with a fee of between £950 and £1,000 paid which incorporates the buildings insurance.

**COUNCIL TAX:**

The property is Council Tax Band B.

**BURNHAM-ON-CROUCH:**

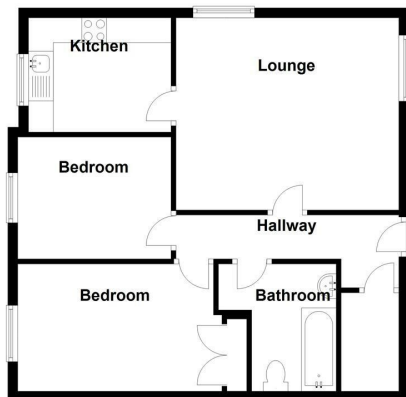
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

**AGENTS NOTES:**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



**Ground Floor**



Total area: approx. 616.6 sq. feet

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