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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



14 Hermes Drive, Burnham-on-Crouch, Essex CM0 8SW

Guide price £130,000

GUIDE PRICE £130,000 - £150,000. NO ONWARD CHAIN** Being sold with the benefit of a recently renewed 110 year lease and representing an ideal first time or investment purchase is this wonderfully presented ground floor maisonette favourably positioned within walking distance of an array of local amenities including shops, restaurants, doctors surgery, post office, supermarket, marina and railway station which offers direct links into London Liverpool Street. Recently redecorated living accommodation commences with an entrance hall leading to a bedroom and light and airy living room which in turn offers access to a refitted kitchen and inner hallway with built in storage cupboards and access to a bathroom. Externally, the property enjoys use of a generously sized communal garden area while off road parking is offer with one allocated space within a designated parking area to the side of the block. Viewing is strongly advised. Energy Rating D.



ACCOMMODATION COMPRISING:

ENTRANCE HALL:

Solid wood entrance door, wood effect floor, doors to:

BEDROOM: 7'7 x 6'7 (2.31m x 2.01m)

Double glazed window to side, wall mounted electric heater, wood effect floor.

LIVING/DINING ROOM: 11'5 x 10'3 (3.48m x 3.12m)

Two double glazed windows to side, wall mounted electric heater, wood effect floor, doors to:

KITCHEN: 9'10 x 5'6 (3.00m x 1.68m)

Double glazed windows to side, extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor over and oven below, space and plumbing for fridge and washing machine.

INNER HALLWAY:

Airing cupboard housing hot water cylinder, further built in storage cupboard, door to:

BATHROOM:

Three piece white suite comprising panelled bath with shower over and tiled splashback, close coupled wc and pedestal wash hand basin with tiled splashback, wood effect floor.

EXTERIOR - COMMUNAL GARDEN:

Generously sized communal garden which is predominantly laid to lawn.

PARKING:

Parking area to side of block with one allocated parking space.

LEASEHOLD INFORMATION:

Recently renewed lease with 110 years remaining. Service Charge of approx. £1,800 per annum. Ground Rent of £50 per 6 months.

TENURE & COUNCIL TAX BAND:

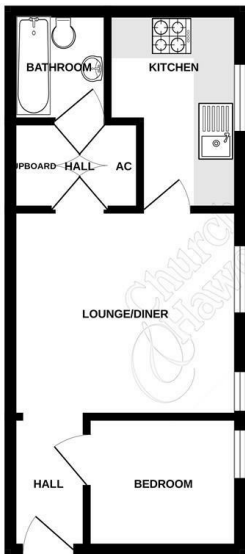
This property is being sold Leasehold and is Tax Band A.

VILLAGE OF BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renowned 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 NOTE:

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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and fittings shown have not been tested and no guarantee is given as to their quality or efficiency can be given.
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