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Church & Hawes

Est.1977

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Flat 4, The Crows Nest Belvedere Road, Burnham-on-Crouch, Essex CM0 8AJ

Price £230,000

****NO ONWARD CHAIN!**** Having been wonderfully maintained and stylishly presented by the present owner is this first floor apartment in one of Burnham's most favoured waterside apartment blocks offering simply stunning views over the River Crouch. The property is positioned favourably within walking distance of the banks of the river and Burnham's historic High Street, shops, pubs and restaurants as well as it's railway station which offers direct links into London Liverpool Street Station. Living accommodation commences with an 'L' shaped entrance hall leading to two well proportioned bedrooms, shower room and open plan living room/kitchen area with the aforementioned river views to the rear. Interest in this property is expected to be high so an early inspection is strongly advised.



ACCOMMODATION COMPRISING:

COMMUNAL HALL:

Glazed entrance door on ground floor with staircase up to:-

HALL:

Solid entrance door, radiator, doors to:-

BEDROOM ONE: 9'9 x 8'6 (2.97m x 2.59m)

Double glazed window to side, radiator, built-in storage cupboard/wardrobe.

BEDROOM TWO: 10'1 x 6'6 (3.07m x 1.98m)

Double glazed window to front, radiator, built-in storage cupboard/wardrobe.

SHOWER ROOM:

Re fitted white suite comprising corner shower cubicle with sliding glass doors, pedestal wash hand basin and close coupled WC, fully tiled walls, panelled ceiling with inset downlights, extractor fan, heated chrome ladder towel rail.

OPEN PLAN KITCHEN/LIVING ROOM: 19'11 x 13'5 (6.07m x 4.09m)

Triple aspect room with double glazed windows to both sides and rear with views over the River Crouch, radiator, kitchen area comprising a range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor hood over and oven below, space for fridge/freezer, washing machine and dishwasher, part tiled walls.

EXTERIOR:

PARKING:

There is allocated parking for one vehicle at the rear of the block in a private parking area for residents.

LEASEHOLD INFORMATION:

Maintenance Charge approx. £852 p.a.

£0 ground rent.

165 year remaining on lease.

COUNCIL TAX:

The property is council tax band C.

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, independent 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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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