



Belvedere Road, Burnham-on-Crouch , CM0 8AJ
Price guide £265,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £265,000 - £275,000 ****NO ONWARD CHAIN!**** Having been wonderfully maintained and stylishly presented by the present owner is this second floor apartment in one of Burnham's most favoured waterside apartment blocks offering simply stunning panoramic 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 a light and airy entrance leading to two well proportioned double bedrooms both of which are complimented by built in wardrobes, an impressive refitted shower room, refitted kitchen with adjoining utility space opening to a spacious living and dining area, all of which enjoy the aforementioned river views. Externally, the property offers allocated parking in a private parking area for residents. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating F.



ACCOMMODATION COMPRISING:

COMMUNAL HALL:

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

ENTRANCE HALL:

Solid entrance door, radiator, built in storage cupboard, skylight window, access to loft space, solid wood flooring, leading to:-

BEDROOM ONE: 16'9 x 9'7 > 6'1 (5.11m x 2.92m > 1.85m)

Double glazed window to rear overlooking the river with stunning views, built in wardrobe, continuation of wood flooring.

BEDROOM TWO: 13'5 x 9'2 (4.09m x 2.79m)

Double glazed window to rear overlooking river and enjoying stunning views, continuation of wood flooring.

SHOWER ROOM:

Luxury refitted shower room with stunning 3 piece white suite comprising fully tiled walk in shower area with glass screen, wash hand basin set on vanity unit with storage cupboard below and WC with concealed cistern, tiled walls and floor, underfloor heating.

UTILITY AREA:

Work surface with gloss fronted storage cupboards below and space and plumbing for washing machine.

KITCHEN: 8'6 x 6'6 (2.59m x 1.98m)

Stunning refitted kitchen with double glazed window to front, extensive range of gloss fronted wall and base mounted storage units and drawers, work surface with inset sink & drainer unit, built in four ring electric hob with extractor hood over and oven below, integrated dishwasher, part tiled walls, under unit and plinth lighting, open to:-

DINING AREA: 14'2 x 13' (4.32m x 3.96m)

Double glazed window to side, radiator, continuation of wood flooring, opening to:-

LIVING ROOM: 14'9 x 13'10 (4.50m x 4.22m)

Dual aspect room with double glazed Velux style window

to side and double glazed window to rear overlooking river enjoying stunning views, radiator, continuation of wood flooring.

EXTERIOR:

PARKING:

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

LEASEHOLD INFORMATION:

£0 ground rent.

174 years remaining on lease.

Maintenance Charge approx. £852 p.a.

COUNCIL TAX:

The property is council tax band D.

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.

MONEY LAUNDERING REGULATIONS & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.









