



The Augers, Burnham-on-Crouch , Essex CM0 8BD
Price £237,500

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****NO ONWARD CHAIN**** Occupying a prime and prominent High Street position, this substantially improved and beautifully maintained first-floor apartment enjoys an exceptionally convenient setting, just a short stroll from the picturesque River Crouch, local sailing clubs, and an excellent range of shopping facilities. Burnham's popular selection of public houses, restaurants, and its railway station — offering direct services to London Liverpool Street — are all within easy reach.

The impressive and well-presented accommodation begins with an inviting entrance porch leading into a bright and spacious living/dining room. The property also features a modern refitted kitchen, an inner hallway, two generous double bedrooms, and a stylishly refitted shower room.

Externally, the apartment benefits from two allocated parking spaces and attractively maintained communal areas, enhancing both convenience and kerb appeal. Energy Rating C.



ACCOMMODATION COMPRISING:

COMMUNAL ENTRANCE:

Obscure glazed entrance door on ground floor, staircase up to apartment on first floor:-

PORCH:

Obscure double glazed entrance door, recess providing space for coats and shoes etc, radiator, door to:-

LIVING/DINING ROOM: 15'7" x 13'4" (4.75 x 4.06)

Two double glazed windows to the rear, radiator, storage cupboard, wood effect flooring, opening to:-

KITCHEN:

Double glazed window to the side, range of matching 'Shaker' style wall and base mounted storage units, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring electric hob with extractor over and oven below, space and plumbing for fridge & washing machine, part tiled walls, tiled floor.

INNER HALL:

Doors to:-

BEDROOM ONE: 13'5" x 7'8" (4.09 x 2.34)

Double glazed window to the front, radiator, built in wardrobe.

BEDROOM TWO: 8'4" x 7'2" (2.54 x 2.18)

Double glazed window to the front, radiator.

SHOWER ROOM:

Radiator, impressive refitted three piece white suite comprising walk in shower with glass screen, pedestal wash hand basin and close coupled WC, wall mounted mirrored cabinet, part tiled walls, tiled floor, extractor fan.

PARKING:

The property benefits from 2 allocated parking spaces.

TENURE & COUNCIL TAX:

The property is leasehold and is council tax band C.

LEASEHOLD INFORMATION:

84 years on lease remaining.

Ground rent £100 per annum / Service charge £156 per month.

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

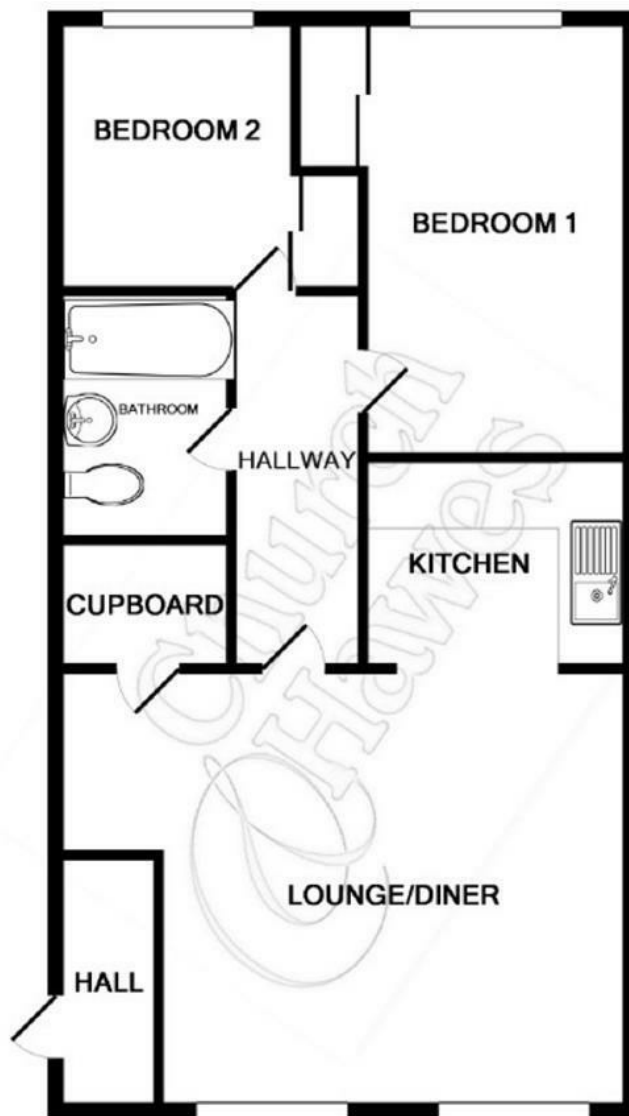
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

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.





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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