



Crouch Road, Burnham-On-Crouch CM0 8DX  
£160,000

To view this property call  
01621 734300

SJ WARREN  
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## The accommodation comprises

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OFFERED WITH NO ONWARD CHAIN AND OWNING A PART SHARE OF THE FREEHOLD.

Situated in a prime location offering easy access to the high street, shops, restaurants, yacht clubs, river front, marina and country park.

All other amenities are easily accessible including the railway station linked to London Liverpool Street Station.

This very deceptively spacious ground floor apartment does come with the addition of an extra reception room (PLEASE NOTE) potentially this could be used as a second bedroom.

A generous lounge, kitchen/dining room, large second reception room, bedroom en-suite.

Courtyard space, communal gardens and allocated parking with guest parking also.

### Entrance and second reception room

14'5 x 8'9

Double glazed door and side screen window to an impressive size reception room, this is a totally versatile space and potentially could offer the option to have as a second bedroom. Tiled flooring with underfloor heating and double glazed patio doors to the lounge.

### Lounge

14'2 x 10'5

The lounge again is a good size and open plan to the kitchen/dining area, feature fireplace with electric fire and built in shelving with space for a television. Wall mounted electric heater.

### Kitchen/dining area

14'5 x 6'6

The kitchen has a range of white eye level units with back tiling, matching base units and drawers with work surfaces over. Inset sink, inset electric hob with above extractor and stainless steel oven below.

Space for fridge/freezer, plumbing for a washing machine and space for a table and chairs, large walk in storage cupboard with a lagged water tank.

### Bedroom en-suite

12'7 x 8'7

A good size double bedroom with two single fitted wardrobes and above bridging cupboards, built in cupboard/wardrobe. Wall mounted electric heater

and a double glazed window to the side.

En-suite walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboards below.

Majority tiled walls, heated towel rail and a built in double cupboard.

### Courtyard

The apartment is lucky enough to have a small courtyard to the entrance, offering a space to sit out and put your plants and pots.

### Communal gardens and allocated parking

There are communal gardens and a good size car park, offering allocated parking and guest parking spaces.



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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