

Cookes Lodge, Burnham-On-Crouch , Essex CM0 8EU

Offers in excess of £155,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN SPACIOUS SOUTH FACING GROUND FLOOR APARTMENT IN SOUGHT AFTER LOCATION
Situated in the rear corner of this well-maintained purpose-built development, this bright and spacious south-facing one bedroom ground floor apartment offers well-proportioned accommodation throughout and is presented in excellent overall condition, with scope for some modernisation.
The accommodation comprises an entrance lobby with storage leading to a generous entrance hall, a spacious double bedroom, refitted shower room, a large square living room, and a fitted kitchen accessed from the living area. The property benefits from UPVC double glazed windows and a well-designed layout that maximises space and natural light.
Burnham-on-Crouch is a popular riverside town renowned for its sailing community and picturesque waterfront. The town offers a range of local amenities including schools, shops, restaurants, and public houses, as well as rail links into London Liverpool Street, making it ideal for commuters. Chelmsford is the nearest city, with Maldon and South Woodham Ferrers both within a short drive.
The property is ideal for first time buyers, investors, or those looking to downsize.
Energy Rating D.







ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE:
Communal entrance door to side of block, entrance door to:

PORCH:
Entrance door, storage cupboard, door to:

HALLWAY:
Electric storage heater, leading to:

SHOWER ROOM:
Radiator, refitted 3 piece white suite comprising fully tiled walk-in shower with glass screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, extractor fan.

BEDROOM: 13'1 x 9'5 (3.99m x 2.87m)
Double glazed window to front, electric storage heater.

LIVING ROOM: 13'3 x 12'11 (4.04m x 3.94m)
Double glazed window to rear, electric storage heater, wood effect floor.

KITCHEN: 9'10 x 7'9 (3.00m x 2.36m)
Double glazed window, kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and oven below, space for under counter fridge and washing machine, part tiled walls.

EXTERIOR:

PARKING:
Parking area at rear of block with allocated parking for one vehicle as well as visitor parking.

TENURE & COUNCIL TAX BAND:
Leasehold property - The Vendor advises the property has approximately 88 years remaining on the lease (125 years from 1989).
Ground rent is £195 per annum and service/maintenance charges are approximately £600 per annum.
Council Tax Band A.

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 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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

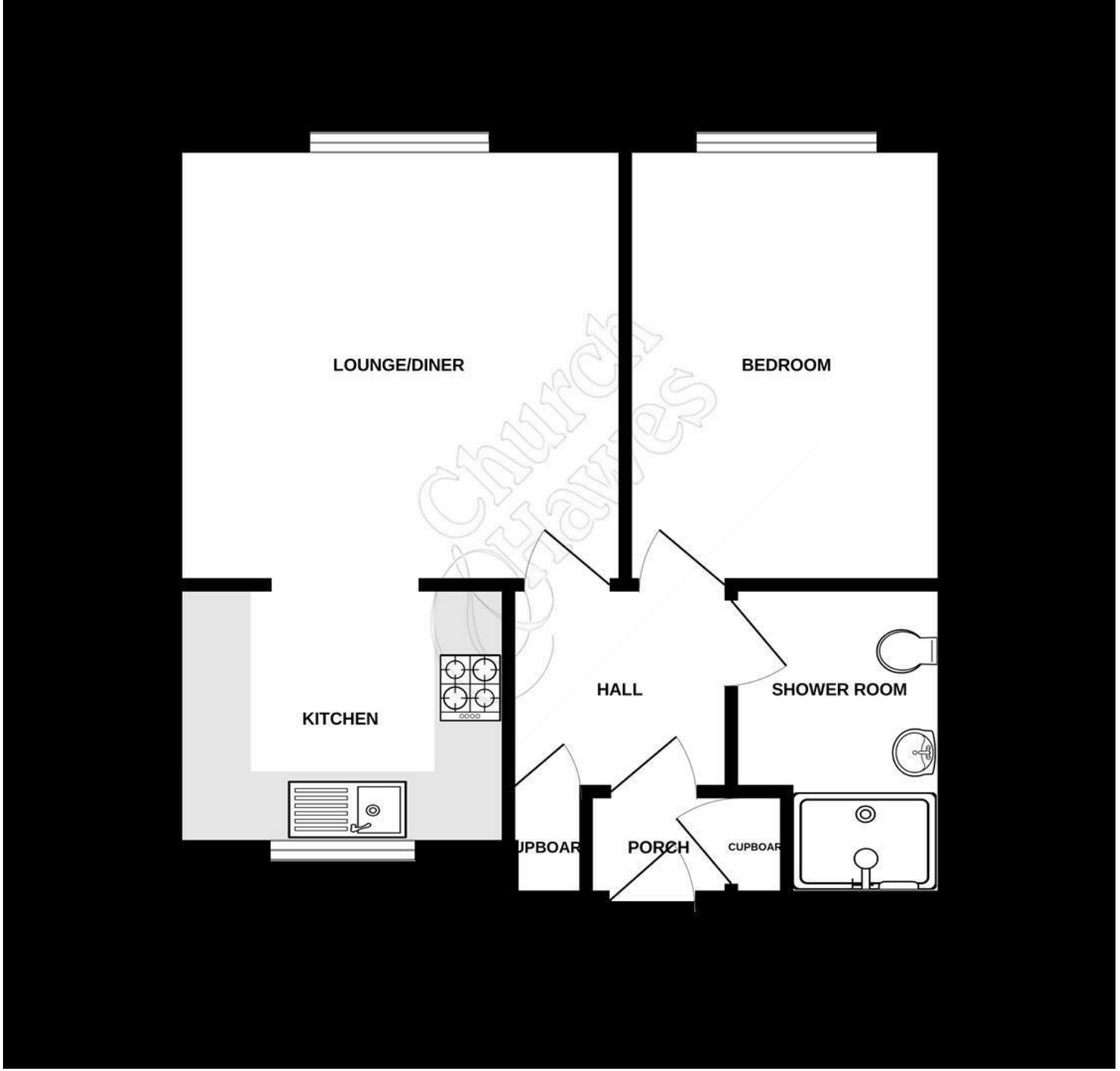
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

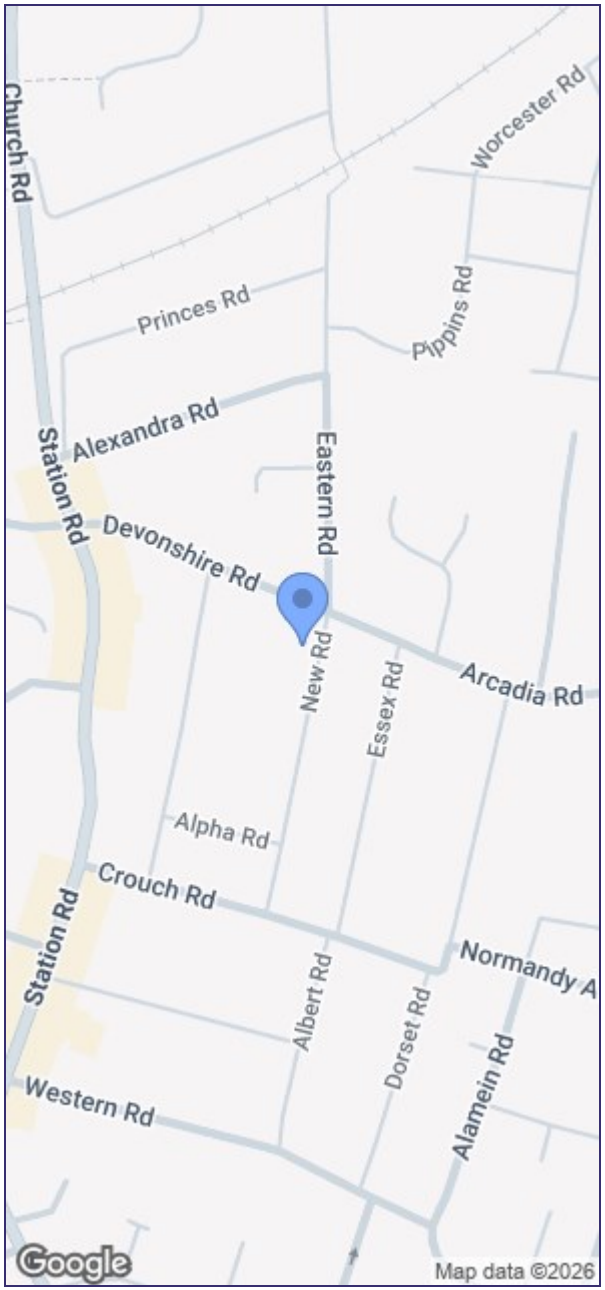
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly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








LOUNGE/DINER
BEDROOM
KITCHEN
HALL
SHOWER ROOM
UPBOAR
PORCH
CUPBOAR


Church Rd
Worcester Rd
Princes Rd
Pippins Rd
Alexandra Rd
Station Rd
Eastern Rd
Devonshire Rd
New Rd
Essex Rd
Arcadia Rd
Alpha Rd
Crouch Rd
Station Rd
Normandy A
Albert Rd
Dorset Rd
Alamein Rd
Western Rd
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