Belvedere Rd, Burnham-on-Crouch , CM0 8AJ
Price £285,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

STUNNING RIVER VIEWS • NO ONWARD CHAIN

Overlooking the picturesque banks of the River Crouch and ideally positioned for Burnham-on-Crouch's renowned yacht and sailing clubs, as well as its historic High Street, this quite wonderful and deceptively spacious first-floor apartment offers exceptional living in a highly sought-after location.

The property benefits from two balconies, enjoying both west- and south-facing aspects, and boasts impressively proportioned accommodation throughout. The layout comprises a generous living/dining room, a well-appointed kitchen/breakfast room, a family bathroom, and two large double bedrooms, one of which is complemented by an en-suite shower room.

Externally, residents enjoy access to well-maintained communal gardens, along with allocated and visitor parking located to the rear of the building.

Properties offering such outstanding views and outlook are rarely available, and an internal inspection is strongly recommended. Energy Rating C.

COMMUNAL HALLWAY:
Double glazed entrance door to front, staircase up to property.

ENTRANCE HALL:
Electric storage heater, airing cupboard housing boiler, further built in storage cupboard, doors to:

LIVING/DINING: 18'8 > 15'3 x 19'4 > 13'4 (5.69m > 4.65m x 5.89m > 4.06m)
Double glazed sliding patio doors opening onto balcony with stunning river views, double glazed window to side, 2 electric storage heaters, door to:

KITCHEN/BREAKFAST ROOM: 13'3 x 9'4 >7'6 (4.04m x 2.84m >2.29m)
Double glazed sliding patio door to rear opening onto second balcony, electric storage heater, 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 how with extractor hood over and oven below, fridge/freezer, washing machine and tumble dryer all to remain, part tiled walls, wood effect floor.

FAMILY BATHROOM: 9'3 x 5'5 (2.82m x 1.65m)
Electric radiator, refitted 3 piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, tiled walls and floor, extractor fan.

BEDROOM ONE: 13'7 x 9'7 (4.14m x 2.92m)
Double glazed sliding patio doors opening onto second balcony, electric storage heater, built in double wardrobe, door to:

EN-SUITE: 8'7 x 2'8 (2.62m x 0.81m)
Electric radiator, refitted 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled WC, tiled walls and floor, extractor fan.

BEDROOM 2: 17'10 > 13'6 x 8'11 (5.44m > 4.11m x 2.72m)
Double glazed window to rear, electric storage heater, built in wardrobe, further sliding mirrored door wardrobe to remain.

EXTERIOR:
Communal Gardens.

PARKING:
One allocated parking space at rear of block in addition to ample visitor parking.

COUNCIL TAX INFORMATION & TENURE:
This property is Maldon District Council Tax Band C.
We understand from our client that they own a share of the freehold which will be sold on to any purchaser.
Additionally we understand there is a lease of 125 years from 1989
Ground Rent: approx £50 p.a.
Service Charge: approx £1,100 per 6 months

AGENTS NOTE - FREEHOLD:
We understand from our client that they also own a share of the freehold which will be sold on to any purchaser.

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.

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.

Church
Hawes
churchandhawes.com

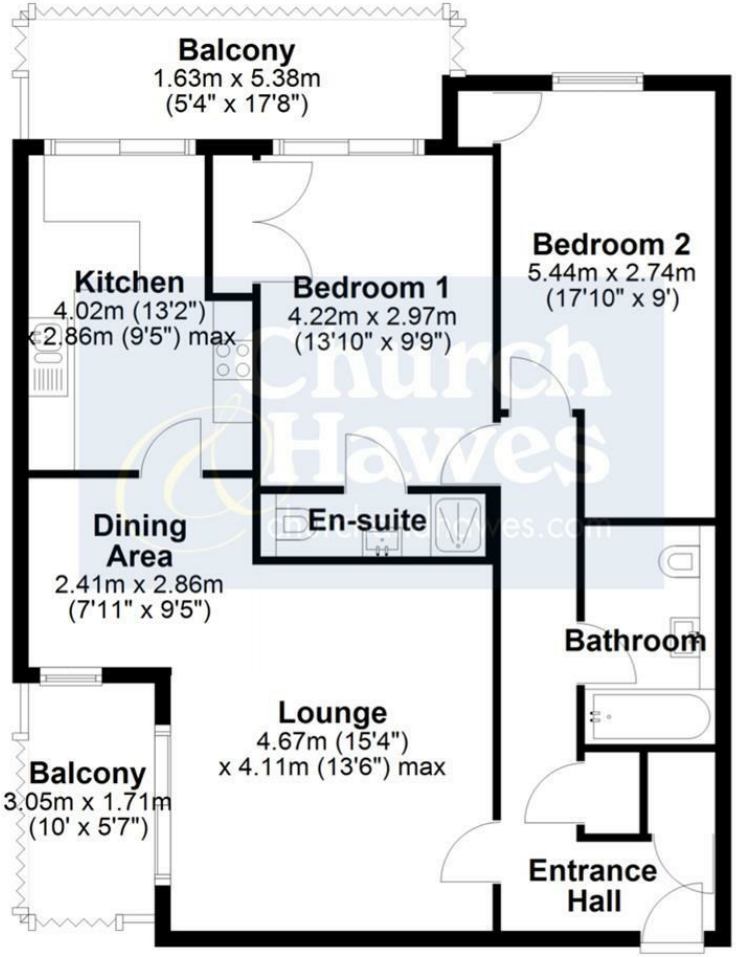
Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
& Hawes
churchandhawes.com

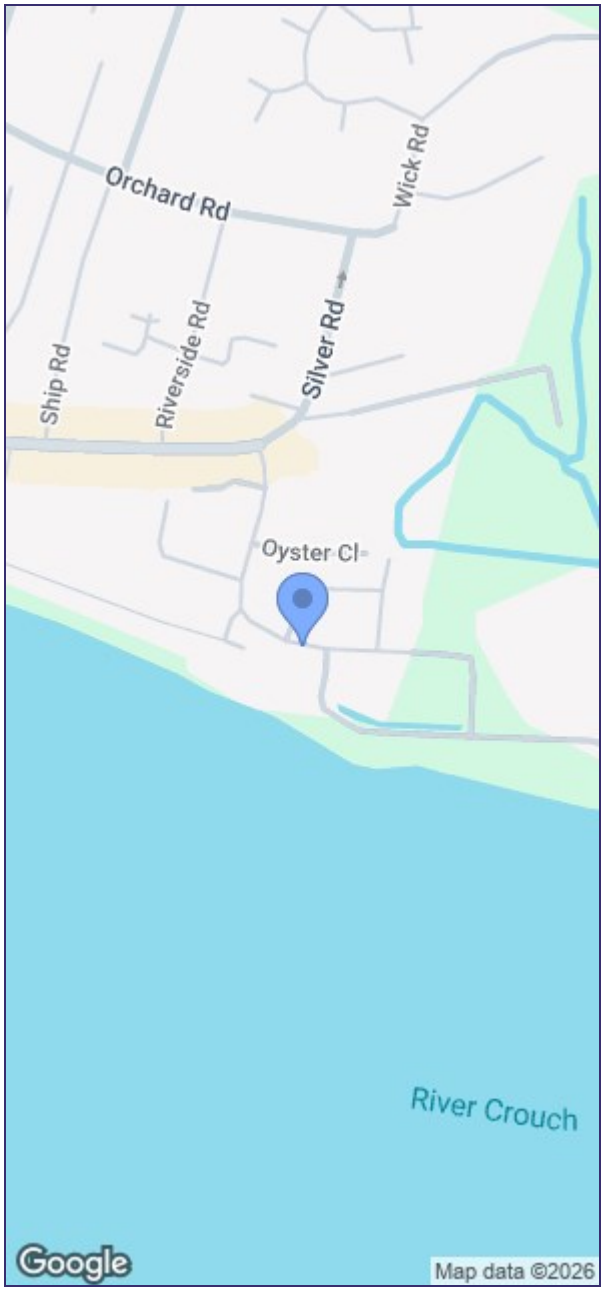
First Floor



Approximate Internal Floor Area
Total 83 SQ M 896 SQ FT

This floor plan is for guidance to layout only and is NOT TO SCALE.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Church & Hawes

efficient property marketing



Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com

Church
Hawes
churchandhawes.com