



**Church
Hawes**
churchandhawes.com

Belvedere Road, Burnham-On-Crouch , CM0 8AJ
Guide price £250,000

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

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Guide Price: £250,000–£260,000

Stunning Riverside Apartment with Panoramic River Crouch Views

Enjoying breathtaking views across the picturesque River Crouch, this deceptively spacious first-floor apartment occupies an enviable position within easy walking distance of Burnham-on-Crouch's renowned yacht and sailing clubs, as well as the town's charming historic High Street.

Beautifully presented throughout, the property offers generously proportioned accommodation comprising a welcoming entrance hall, an impressive living/dining room with access to a private balcony overlooking the river, a well-appointed kitchen/breakfast room, two spacious double bedrooms, and a modern family bathroom.

Externally, residents benefit from attractive, well-maintained communal gardens. The apartment also enjoys the added advantage of a private carport, together with additional visitor parking conveniently located to the rear of the building.

Properties with such exceptional river views and a prime waterside setting rarely come to the market. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.



ACCOMMODATION COMPRISES:**COMMUNAL HALLWAY:**

Communal entrance door, stairs up to:

HALLWAY:

Airing cupboard, access to:

LIVING/DINING ROOM: 15' x 12'7 (4.57m x 3.84m)

KITCHEN: 9'4 x 9'4 (2.84m x 2.84m)

BEDROOM 1: 11'3 x 8'3 (3.43m x 2.51m)

Balcony with river views.

BEDROOM 2: 9'4 x 8'1 (2.84m x 2.46m)

BATHROOM:**EXTERIOR - PARKING:**

Carport at rear of block, additional visitor parking.

COUNCIL TAX BAND & TENURE:

Council Tax Band B.

Tenure - Share of Freehold

Service charge £1100 every 6 months

Ground rent: £100 a year

125 years on lease from 1989

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: 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.

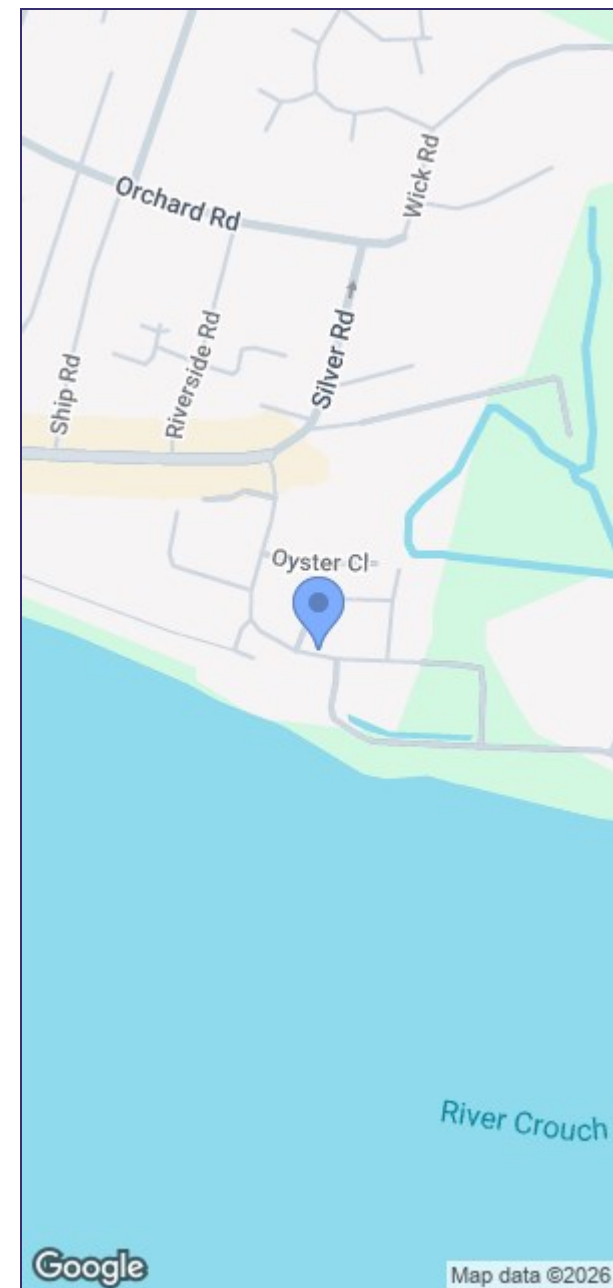
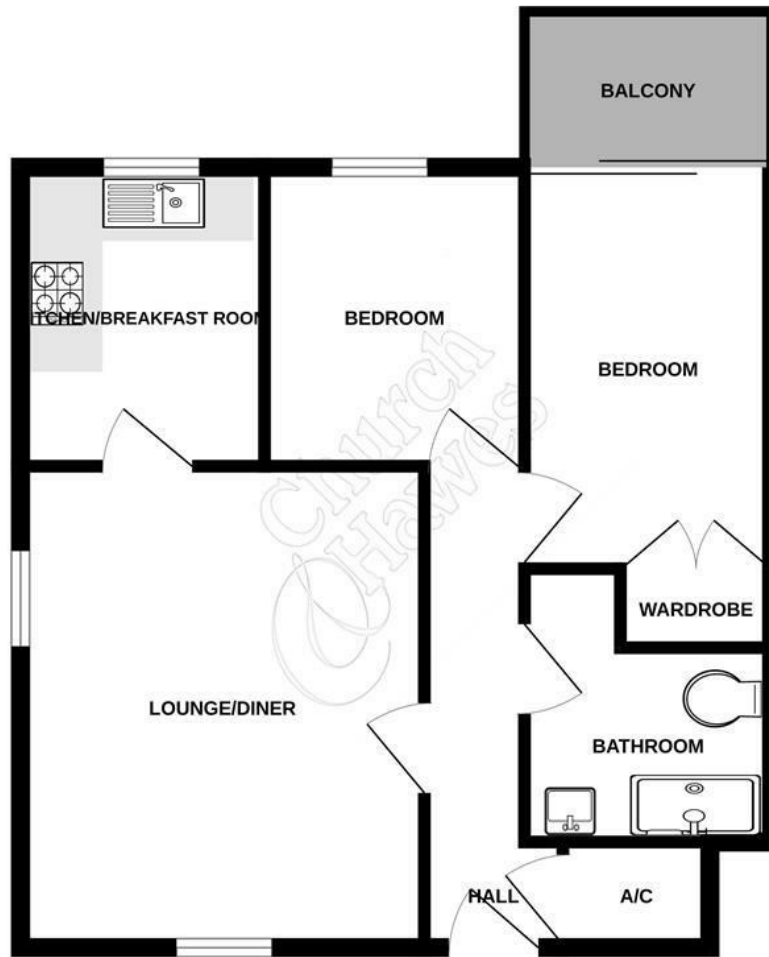
BURNHAM-on-CROUCH:

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.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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