

High Street, Burnham-on-Crouch

CM0 8BE



CURTIS O'BOYLE

Sales & Lettings



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CMO 8BE

£225,000

BEING OFFERED WITH NO ONWARD CHAIN a deceptively spacious 2 bedroom apartment arranged over 2 floors. Originally converted from St. Mary's School and famous clock tower, the apartment is located within the most convenient High Street position offering easy access to yacht clubs, quayside and country park. Accommodation includes the aforementioned 2 bedrooms, living room, kitchen and bathroom. Externally the apartment benefits single garage and parking space. There is also a communal atrium running centrally through the building. The apartment comes with a share of the building's freehold (ground rent/maintenance charges apply)

COMMUNAL ENTRANCE To the front of the building, under the clock tower, is a communal double entrance door leading to the central atrium providing access to all apartments.

LOUNGE 16' 11" x 10' 1" (5.16m x 3.07m) Window to rear aspect, textured and covered ceiling radiator, wood effect laminated flooring, ceiling fan, opening to kitchen.

ENTRANCE HALL Glazed entrance door, textured and covered ceiling, wood effect laminated flooring, radiator, stairs to first floor, understairs cupboard.

KITCHEN 11' 4" x 9' 5" (3.45m x 2.87m) Window to rear aspect, textured and covered ceiling wood effect laminated flooring, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, built in electric oven and four ring gas hob with hood above, tiled splashbacks, integrated fridge and freezer, washing machine, gas boiler concealed in cupboard.

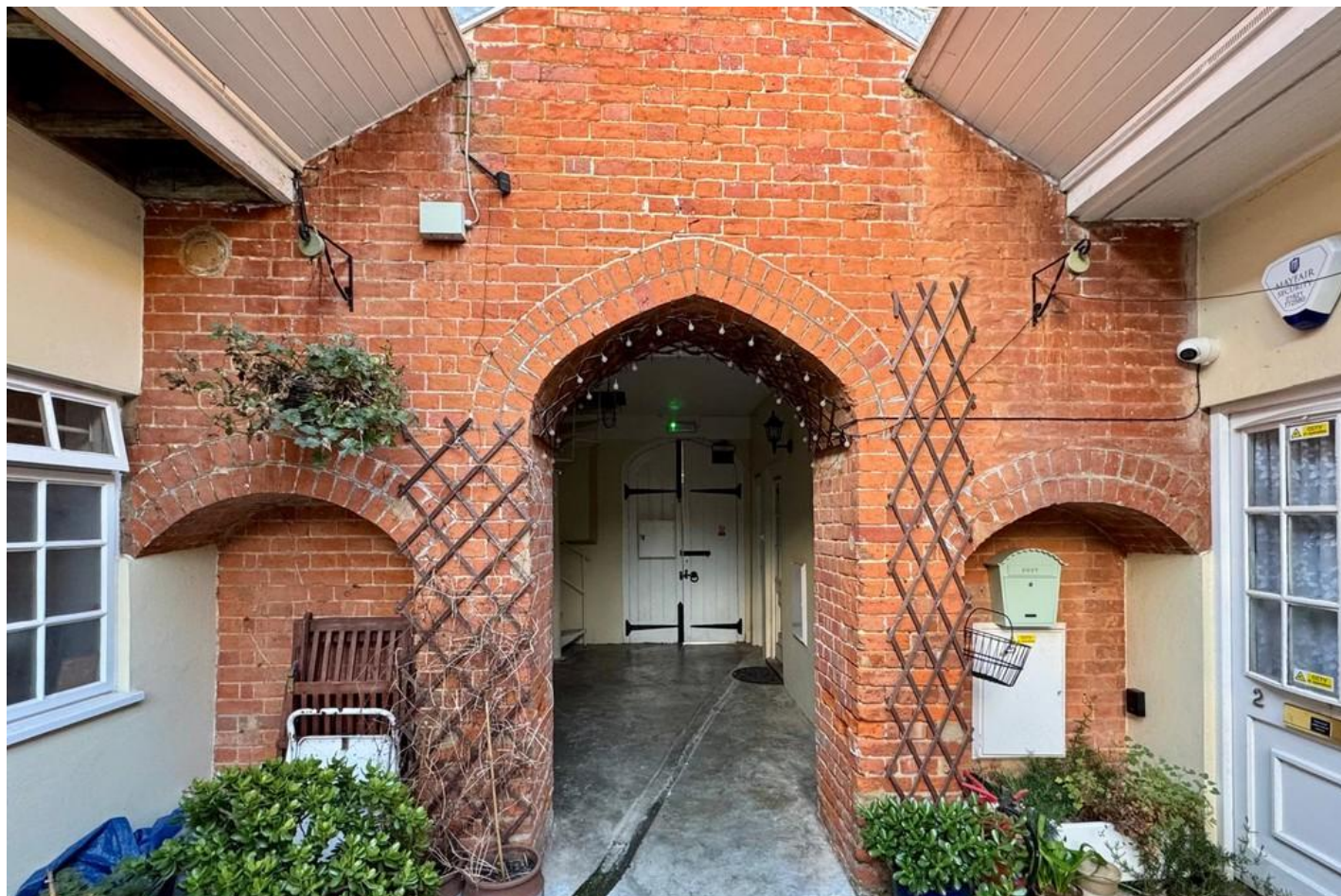
BEDROOM ONE 13' 6" x 9' 7" (4.11m x 2.92m) Window to rear aspect, textured ceiling, wood effect laminated flooring, radiator, fitted wardrobes.

BATHROOM 8' x 6' 8" (2.44m x 2.03m) Obscure glazed window to rear aspect, textured ceiling, extractor fan, heated towel rail, tiled splashbacks, pedestal wash hand basin, close coupled WC, fitted tiled shower cubical, panelled corner bath with mixer tap and shower attachment.

FIRST FLOOR LANDING Skylight window, textured ceiling, loft access.

BEDROOM TWO 11' 2" x 9' 4" (3.4m x 2.84m) Skylight window, textured ceiling, radiator, wood effect laminated flooring, fitted wardrobes.

EXTERIOR To the rear of the building, access from Shore Road, is a walled car park with bin storage units and access to GARAGE.

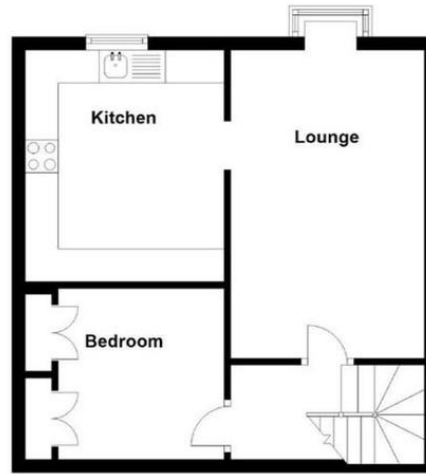


To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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