



Belvedere Road, Burnham-on-Crouch, Essex CM0 8AJ
Price £300,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** A superb first-floor apartment boasting breathtaking views across the River Crouch and an impressive balcony approaching 40ft in length. This stylish home offers generous and well-designed living space, featuring a large open-plan lounge seamlessly combined with a bespoke Schmidt fitted kitchen, perfectly positioned to maximise the stunning river outlook.

The accommodation includes two well-proportioned double bedrooms, both complemented by fitted wardrobes, along with a contemporary bathroom suite finished to a high standard. Externally, the standout balcony provides an ideal space to relax or entertain while enjoying the ever-changing river scenery.

Further benefits include off-road parking with one allocated space and an additional visitor's space. The apartment block is, in our opinion, one of the most favourably positioned in Burnham, occupying a prime location along the town's picturesque river frontage. Residents enjoy easy access to local shops, restaurants, the historic High Street and renowned yacht clubs.

Early viewing is highly recommended to fully appreciate this exceptional property. Energy Rating C.



ACCOMMODATION COMPRISES:**COMMUNAL ENTRANCE HALL:**

Glazed entrance door on ground floor with staircase up to:

ENTRANCE HALL:

Wooden entrance door opening into hallway, radiator, built in storage cupboard housing boiler, doors to:

BEDROOM ONE: 11'11 x 8' (3.63m x 2.44m)

Double glazed window to rear, radiator, built in wardrobe.

BATHROOM:

Chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled wc, tiled walls, extractor fan.

BEDROOM TWO: 11'6 x 10'11 (3.51m x 3.33m)

Double glazed window to front, radiator, built in wardrobe.

LIVING/DINING/KITCHEN: 24'3 x 15'9 (7.39m x 4.80m)

Double glazed French style doors to rear opening onto balcony with river views and double glazed window to rear, 2 radiators, kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl sink unit with drainer grooves to side, built in 4-ring electric hob with extractor hood over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, mirrored splashbacks, wood flooring.

EXTERIOR:**PARKING:**

One allocated parking space at rear of block for residents as well as one visitors parking space.

COUNCIL TAX BAND:

Tax Band C.

LEASEHOLD INFORMATION:

Maintenance Charge approx. £852 p.a.
£0 ground rent.
165 year remaining on lease.

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.

MONEY LAUNDERING & 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.

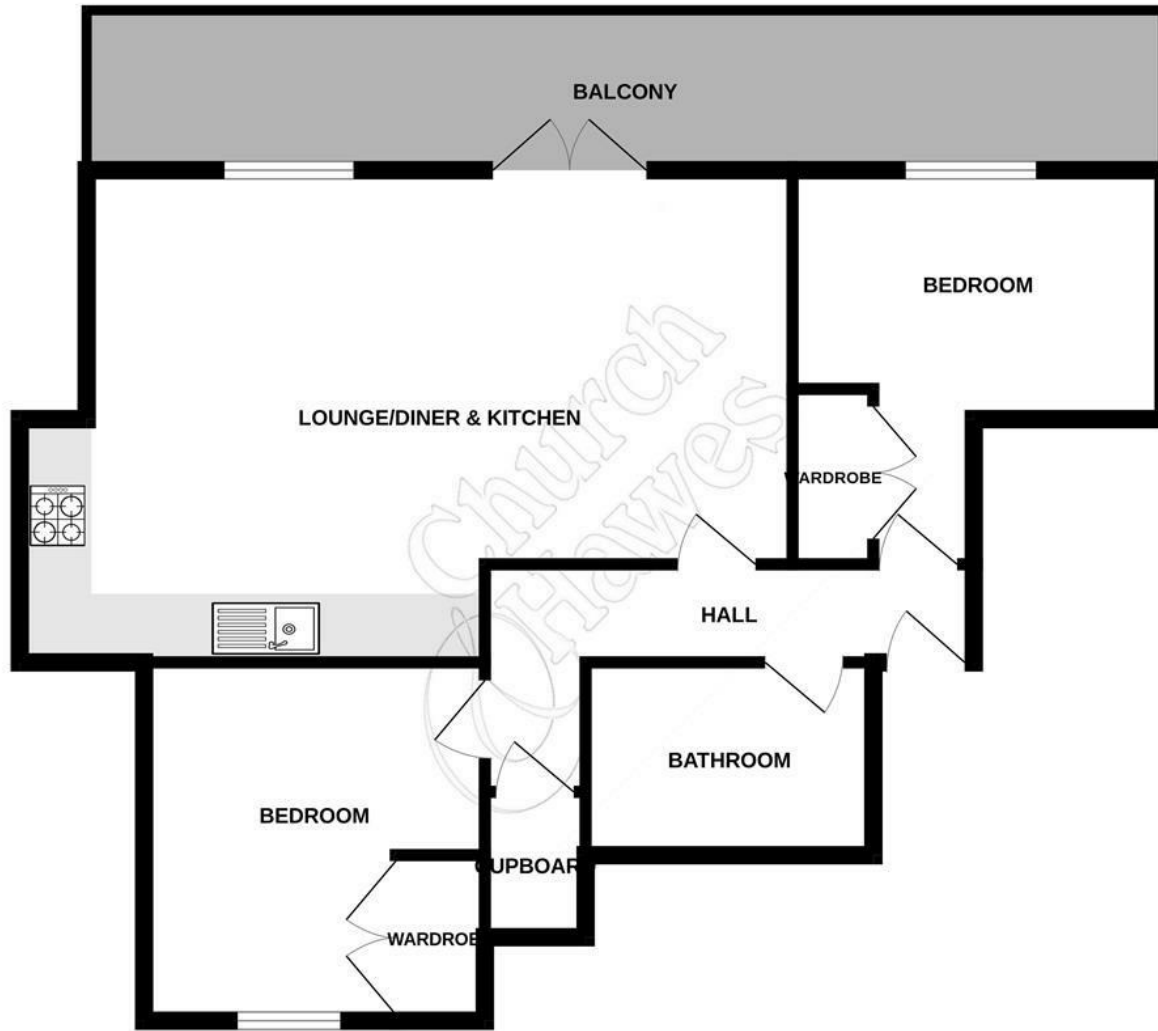
AGENTS NOTE:

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.







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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