



Cookes Lodge, Burnham-On-Crouch , Essex CM0 8EU  
£165,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

## 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.

**AGENTS NOTES:**

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.

**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.









