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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



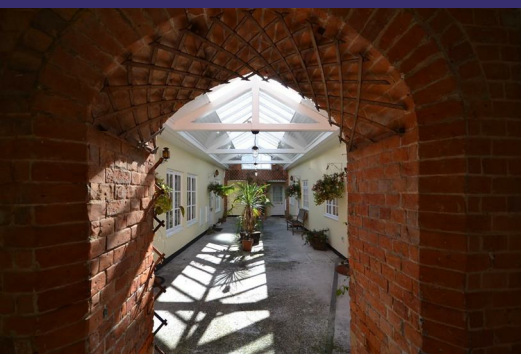
High Street, Burnham-On-Crouch, Essex CM0 8BE

Guide price £280,000

Located in this historic Grade II Listed building on Burnham's sought after High Street quite literally within a stone's throw of the River Crouch is this very well presented and deceptively spacious three bedroom two storey apartment. The accommodation comprises the aforementioned three bedrooms, bathroom and landing whilst the ground floor offers entrance lobby, open living area, galley kitchen and utility room. The property also offers an allocated parking space within a walled courtyard via the building's attractive atrium. The apartment is being sold with a share of the building's freehold, please refer to agents notes for further information on this. Being in a central location the property offers easy access to local shops, pubs, restaurants and also the railway station.

Only by viewing can you fully appreciate the size and location that this unique property has to offer.

EPC Rating: D.



ENTRANCE:

To the front of the building, under the clock tower, is a communal double entrance door leading to the central atrium which provides access to all apartments with rear door leading to the rear courtyard.

MASTER BEDROOM: 12'1 x 8'8 (3.68m x 2.64m)

Window to front, two double built in wardrobes, radiator.

BEDROOM 2: 14'2 x 7'3 (4.32m x 2.21m)

Window to side, radiator.

BEDROOM 3/OFFICE: 9'6 x 7'9 (2.90m x 2.36m)

Window to rear with views towards the River Crouch, radiator, part panelled walls, fitted desk with storage units under.

BATHROOM:

Velux windows to side, three piece white suite comprising corner panelled bath with shower over, pedestal wash hand basin, close coupled WC, heated towel rail, part panelled wall, extractor fan, vaulted ceiling.

LANDING:

Doors to all rooms, velux window to side, staircase to:-

ENTRANCE LOBBY:

Part glazed entrance door to side, built in under stairs storage cupboard, further large built in storage cupboard that could be converted to a ground floor WC, door to:-

OPEN LIVING AREA: 14' x 13'9 (4.27m x 4.19m)

Window to front, radiator, wooden flooring, opening to kitchen and door to:-

UTILITY AREA: 5'4 x 5'4 (1.63m x 1.63m)

Wall mounted 'Valliant' combination boiler, roll edge work surfaces with space and plumbing under for washing machine and tumble dryer.

GALLEY KITCHEN: 13'11 x 5'4 (4.24m x 1.63m)

Window to side, one and half bowl single drainer stainless steel sink unit set in roll edge work surfaces, four ring gas hob with extractor hood over and oven and grill below, extensive range of fitted wall and base mounted storage units with drawers, space for fridge/freezer, tiled splash backs, tiled flooring, panelled ceilings with inset spotlights.

EXTERIOR:

To the rear of the building is a walled shared courtyard with allocated parking space for one vehicle.

AGENTS NOTES:

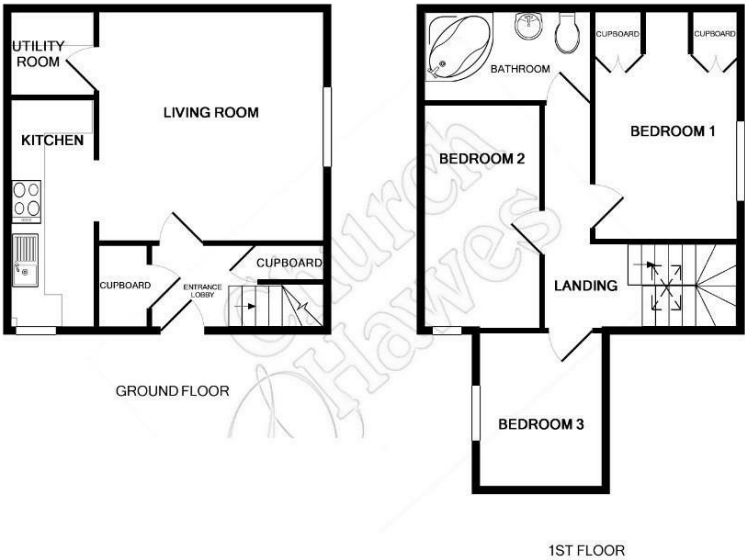
The property is being sold with part ownership of the building's freehold and any purchaser will become a shareholder in the building's management company. Current lease is 199 years from September 1980 (although as joint freeholder this will not be an issue going forward). We are advised by the Vendor that current fees are set at approximately £800-£1000 pa. No ground rent is charged.

COUNCIL TAX:

This property is Council Tax Band C.

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 floor plan 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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