



Belvedere Road, Burnham-On-Crouch CM0 8AJ  
£269,995

To view this property call  
01621 734300



**S J WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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Situated on the second floor with STUNNING RIVER VIEWS AND A BALCONY.

This two bedroom apartment is one of only a few of this size, offering a large lounge/dining room with balcony and incredible river views. Spacious kitchen/breakfast room, two generous double bedrooms one with en-suite and plenty of built in wardrobe space and a family bathroom.

PLEASE ALSO note once again the apartment is one of only a few to have its own carport with tandem parking, along with plenty of guest parking spaces.

The apartment also has a share of the freehold.

### **Entrance and hallway**

Secure entry phone system and entrance door to the hallway. This is a good size with a built in cupboard with the hot water tank, down lighting, electric radiator with decorative cover and loft access.

### **Lounge/dining room**

20'2 x 16'6 reducing in dining area to 14'4 Double opening doors to this very impressive size room, bright and airy with double glazed patio doors opening onto a large balcony which has the most stunning views of the River Crouch. This is a fantastic spot to watch the river activities, particularly on race nights, tv point, radiator with a decorative cover and plenty of space for a family table and chairs.

### **Kitchen/breakfast room**

17'2 x 8'6

Another generous room, a theme of which is throughout this apartment being one of only a couple of this larger size. The kitchen has a range of grey eye level units with back tiling, matching base units and drawers with marble effect work surfaces over and a matching breakfast bar. Inset white sink and drainer, inset electric hob and oven below, plumbing for a washing machine, space for fridge/freezer and a double glazed window to the rear.

### **Bedroom one en-suite**

15'5 ma x reduc to 10'2 x 12'3

This is a very generous main bedroom with bags of storage including a range of fitted wardrobes along with double mirror fronted wardrobes to one wall, above bed bridging cupboard matching bedside

cabinets and drawers. Electric radiator and a double glazed window to the front with great views of the River Crouch.

En-suite walk in shower cubicle, pedestal hand wash basin, close coupled w/c, tiled flooring, part tiled walls, heated towel rail, expel air and an above head heater.

### **Bedroom two**

13'7 x 8'5

An excellent size second double bedroom with a double glazed window to the front once again with superb river views, electric radiator.

### **Bathroom**

Panelled bath with twin grips taps /shower attachment, pedestal hand wash basin, close coupled w/c. Double glazed window to the rear, heated towel rail, shaver point and part tiled walls.

### **Carport and parking, guest parking**

The apartment is only one of a few who are lucky enough to have their own covered carport with tandem parking. In addition to this there are also plenty of guest parking spaces.

### **AGENTS NOTE**

This is a particularly good size apartment with some stunning river views which also owns a share of the freehold.



#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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