



Belvedere Court, Burnham-On-Crouch CM0 8AP
£250,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

ARE YOU LOOKING FOR AN APARTMENT WITH GORGEOUS RIVER VIEWS, TO LIVE OR TO RENT OUT.

Located adjacent to the sea wall and esplanade offering you fantastic coastal walks and easy access to the high street, shops, restaurants and general amenities.

This first floor two bedroom apartment offers a good size entrance hallway, spacious lounge with a Juliet balcony a wonderful river views, a modern fitted kitchen again with super views of the river.

There are two excellent size double bedrooms and a nicely fitted bathroom and the condition and presentation is to a very good standard throughout. NO ONWARD CHAIN.

Entrance hallway

a good size entrance hallway with wood effect laminate flooring, storage cupboard housing the lagged water tank.

Lounge

15'2 x 12'2

This is a really spacious room, bright and airy with a large double glazed window to the with views of the river. Juliette balcony with double glazed opening doors with superb unspoilt with across the river, wood effect laminate flooring, tv point and wall mounted electric heater.

Kitchen

8'3 x 6'9

The kitchen is fitted with a range of modern white high gloss eye level units with back tiling, matching base units and drawers with work surfaces over. Plumbing and washing machine which will remain in the sale, inset electric hob with above stainless steel extractor and oven below, space for fridge/freezer. Double glazed window to the rear with excellent views across the river.

Bedroom one

11'3 x 9'10

Both bedrooms are good size double rooms with this room having fitted wardrobes to one wall. Wood effect laminate flooring, wall mounted electric heater and a double glazed window to the side.

Bedroom two

15'2 x 7'9

Wood effect laminate flooring, triple fitted wardrobes

to tone wall with above bridging cupboards. Double glazed window to the side and a wall mounted electric heater.

Bathroom

Tiled walls, walk in shower cubicle, close coupled w/c, hand wash basin, chrome heated towel rail and a double glazed window to the side.



FLOOR PLAN



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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