



Belvedere Road, Burnham-On-Crouch CM0 8AJ
£725

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Offered TO LET is this fantastic sized two-bedroom ground floor apartment. This property offers security entry phone system, large internal hallway, large lounge/diner, master bedroom with En-suite shower room, plus built in wardrobes, double size 2nd bedroom, three-piece bathroom, kitchen-breakfast room with fitted cooker, washing machine and fridge-freezer to remain. Exterior the home is an allocated parking space. This property is available now and can viewed at any time.

Communal Hallway:

Security entrance, door leads to:

Lobby:

Storage room, main entrance door leads to:

Hallway:

16'6 x 5'5

Airing cupboard, wall mounted electric heater, doors to all rooms, plus double doors lead to:

Lounge/Diner:

18'2 x 16'6

Upvc double glazed door to front, wall mounted electric heater.

Kitchen Breakfast room

16'2 x 7'2

Upvc double glazed window to rear, fitted units comprising of work top surfaces with cupboards and draws beneath with eye level cupboards above, fitted sink unit, fitted over with ceramic hob, washing machine to remain, fridge-freezer to remain, dishwasher to remain, part tiled walls, tiled flooring

Master bedroom

11'7 x 9'7

Upvc double glazed window to front, wall mounted electric heating, doors:

Inner hallway

5'2 x 3'3

Built in wardrobes with sliding mirror doors, door to main hallway door to:

En-Suite Shower Room:

Three-piece suite comprising of low-level W/C, wash hand basin, shower cubicle with power shower, tiled floor, half tiled walls, extractor fan, wall mounted electric fan heater.

Bedroom Two:

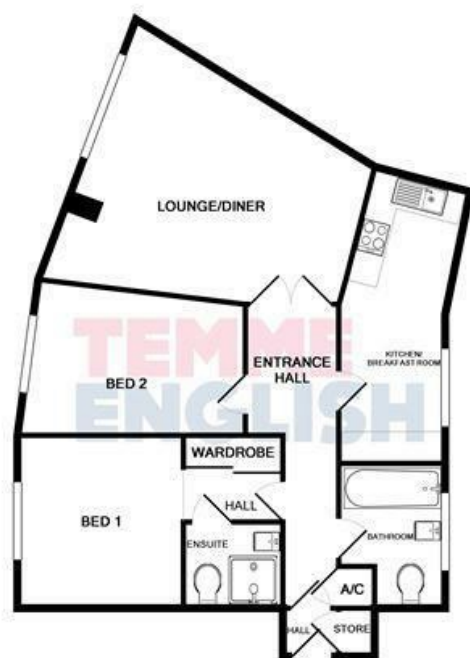
Upvc double glazed window to front, wall mounted electric heater.

Family Bathroom:

Upvc double glazed window to rear, three-piece suite comprising of low-level W/C, wash hand basin, panelled bath with mixer taps and shower attachment, wall mounted electric heater.

Outside:

To the exterior of the building there is a small area of communal gardens, plus parking is provided by an allocated parking spot.



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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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 energy costs | | |
| 192 plus A | | |
| 181-191 B | | |
| 169-180 C | | |
| 155-168 D | | |
| 138-154 E | | |
| 121-137 F | | |
| 11-120 G | | |
| Not energy efficient - higher energy costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| 192 plus A | | |
| 181-191 B | | |
| 169-180 C | | |
| 155-168 D | | |
| 138-154 E | | |
| 121-137 F | | |
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