



High Street, Burnham-On-Crouch CM0 8BD
Offers in the region of £174,500

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Adjacent to The Royal Burnham Yacht Club, ideally situated for the shops, restaurants, riverfront and general amenities.

This spacious first floor two bedroom flat offers a large lounge, kitchen/dining room, two bedrooms, bathroom and allocated parking to the rear.

LOCATION IS ALWAYS A MAJOR PLUS AND THIS FLAT IS CENTRAL FOR THE SHOPS, RESTAURANTS, YACHT CLUBS AND THE BUZZ OF THE TOWN.

A GREAT FIRST TIME PURCHASE, BUY TO LET, HOLIDAY HOME AND INVESTMENT.

Entrance via secure entry phone

The entrance is via secure entry phone, with stairs to the first floor flats.

Entrance hallway

Entrance door to the hallway which has a good size built in storage cupboard.

Lounge

20'6 x 9'1

The lounge is a good size with television point, radiator and a double glazed window to the front. There are double doors separating the lounge and kitchen/dining room.

Kitchen/dining room

13'9 x 8'4

Once again this is a good size room with a range of oak fronted eye level units which incorporate matching three quarter length display cabinets with back tiling. Matching base units and drawers with work surfaces over, inset stainless steel sink, space for fridge/freezer, electric oven and plumbing for washing machine and a wall mounted boiler(not tested). Double glazed window to the front, ample space in the dining area for a table and chairs and radiator.

Bedroom one

14'1 x 8'9

A good size double room with fitted wardrobes incorporating drawers to one wall, radiator and a double glazed window to the front.

Bedroom two

10'2 x 7'3

Double glazed window to the front and radiator.

Bathroom

Tiled walls, panelled bath with taps and shower attachment, close coupled w/c, pedestal hand wash basin, shaver point, radiator and expel air.

Parking

We are informed from the owner that some flats have garages but he has one of the three allocated parking spaces to the rear.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 a guide only. No guarantee as to their accuracy or efficiency can be given. Made with Hologram 5/2014

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 ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
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