



The Anchorage, Burnham-On-Crouch CM0 8AJ  
£179,995

To view this property call  
01621 734300

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



## The accommodation comprises

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Located in the heart of Burnhams sailing community adjacent to The Royal Corinthian Yacht Club and offering some wonderful river views.

The location is ideal for all the yacht clubs, river front and the high street shops, restaurants and general amenities.

OFFERED WITH NO ONWARD CHAIN and an ideal first time purchase, buy to let or possible airbnb, then this floor flat is definitely worth a view.

Freshly decorated and offering a generous lounge with a balcony adjacent to The Corinthian Yacht Club and having wonderful views of the river. A modern kitchen with integrated fridge, washing machine, oven and hob, a modern bathroom with plumbing for washing machine and a good size double bedroom. Externally there is an allocated parking space and guest/visitor parking.

### Main entrance

Main entrance door with secure entry phone, stairs to the second floor and door to the covered outside balcony to two flats.

### Entrance porch and hallway

Door to the a porch with door to the hallway which has two cupboards one with lagged water tank. Wood effect laminate flooring and electric radiator.

### Lounge

An excellent size room with wood effect laminate flooring, electric radiator and television point.

Double glazed patio doors to a good size balcony adjacent to The Royal Corinthian Yacht Club and with wonderful views of the river.

### Kitchen

The kitchen has a modern range of cream eye level units, matching base units and drawers with solid wood work surfaces over. Inset one and a half sink, integrated dish washer and fridge, inset electric hob with above stainless steel extractor and stainless steel oven below.

### Bedroom

An excellent size double room with wood effect laminate flooring, electric radiator and two single built in cupboard/wardrobes. Double glazed window adjacent to The Corinthian Yacht Club and great views of the river.

### Bathroom

Tiled flooring, walk in shower cubicle, close coupled w/c, free standing circular sink with drawers below, chrome heated towel rail, shaving point and a double glazed window to the front. (Plumbing for a washing machine)

### Allocated parking

Allocated parking and guest parking spaces.



**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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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