



Belvedere Road, Burnham-On-Crouch CM0 8AJ  
£235,000

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 adjacent to Burnhams sea wall and idyllic river frontage and offering a short stroll to the restaurants, yacht clubs, shops and amenities. This spacious two bedroom ground floor apartment is of the larger design within this modern well kept development, offering a generous lounge, two good size bedrooms with the main bedroom benefiting from an en-suite and dressing area. There is allocated parking and lots of guest parking, please note this apartment is offered with no onward chain.

### Entrance hallway

The apartment has a video entry phone system and the entrance door opens into a very generous hallway, with electric wall mounted heater a useful cloak cupboard and a further cupboard housing the water tank.

### Lounge

15'4 x 14'3

This is an excellent size room with a smooth plastered ceiling and coving, a double glazed window to the front looking over to the sea wall. Wall mounted electric heater and television point.

### Kitchen

10'3 x 7'7

Smooth plastered ceiling and a modern kitchen comprising of beech effect eye level units and part tiling behind, matching base units and draws with granite effect roll top work surfaces over. Stainless steel oven, hob and above extractor, stainless sink and drainer, plumbing for washing machine and space for fridge/freezer. Double glazed window looking on to the sea wall.

### Bedroom one and dressing area

15'8 x 14'4

Once again a very generous room with a smooth plastered ceiling, television point and an electric wall mounted heater. This is a bright and airy room having double glazed windows both to the front looking wall and also to the side, the room is further enhanced with a dressing area that has a fitted double mirror fronted wardrobe.

### En-suite

Comprising of part ceramic tiled walls and a smooth plastered ceiling, shower cubicle, pedestal hand wash basin, close coupled w/c and a shaver point with light.

### Bedroom two

11'3 x 8'3

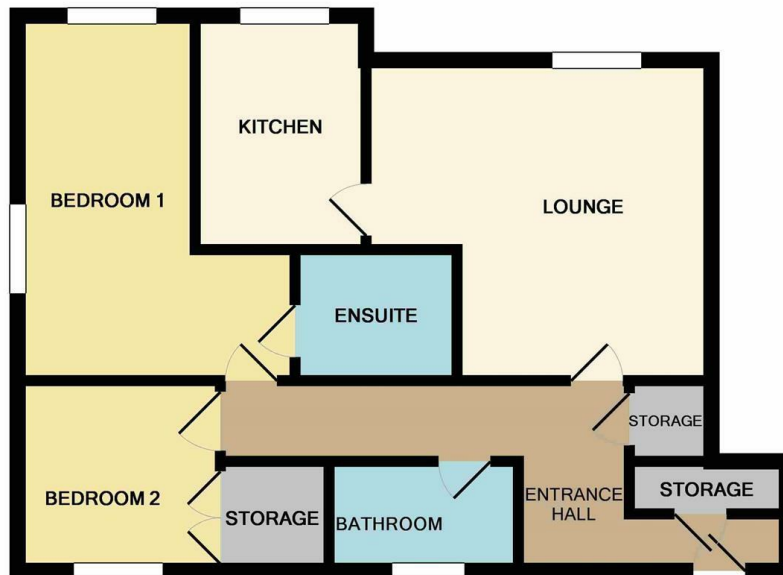
Smooth plastered ceiling and a wall mounted electric heater, large double built in wardrobe and a double glazed window to the rear.

### Bathroom

Smooth plastered ceiling and a suite comprising of a panelled bath with shower attachment, pedestal hand wash basin and close coupled w/c, part ceramic tiled walls and electric heater, shaver point with light and an obscure double glazed window to the side.

### Parking

The apartment has allocated parking and in addition there are lots of visitor spaces also available.



TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.1 SQ.M.)

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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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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