



Belvedere Road, Burnham-On-Crouch CM0 8AJ
£289,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

NO ONWARD CHAIN

A fabulous second floor river fronted apartment which due to their superb views rarely come to the market. Whether for your primary residence a second home or for an incredible Airbnb or holiday let, this apartment is certainly a great opportunity for someone.

The accommodation comprises of a spacious lounge which along with all the rooms is bright and airy and leads onto a large balcony, with superb unspoilt river views. The modern kitchen is partly open from the lounge and again enjoys views across the river. The main bedroom is a good size double and shares the lounge balcony and of course the same stunning views along with the guest room which is spacious and facing the river. Finally there is a modernised and quality fitted bathroom, two storage cupboard and externally allocated and guest parking spaces.

Apartments Entrance

Via secure entry phone system, stairs to the second floor.

Entrance and hallway

4 8" x 18 2"

Entrance door to the apartments hallway which along with all the rooms is nicely decorated and presented. There are two storage cupboards, down lighting and a wall mounted electric heater.

Lounge

18 2" x 9 7"

The lounge is an excellent size and part open plan to the kitchen, all the rooms are bright and airy and this is no exception and as depicted in our photographs. It has the most stunning views across River Crouch which can be enjoyed all the more from the large balcony that stretches across the lounge and main bedroom. One wall has feature back mirrors, television point, down lighting, electric wall mounted heater and double glazed patio doors to the balcony.

Kitchen

8 3" x 5 5"

The kitchen has a range of modern beech effect eye level units, matching base units with drawers and complimentary work surfaces over. Inset stainless steel sink, inset electric hob with above stainless steel extractor and oven below. Plumbing for washing machine, integral fridge/freezer, and a double glazed window to the side enjoying gorgeous views of the river.

Bedroom one

13 2" x 8 8"

Both the bedrooms are excellent size double rooms and beautifully bright and airy. This being the main bedroom shares the balcony from the lounge, again with incredible views across the river, certainly a great way to wake every morning. There are mirrored fitted wardrobes to one one wall, down lighting, electric wall mounted heater and double glazed patio doors to the balcony. Large private loft access.

Bedroom two

12 1" x 7 5"

Once again a great size second/guest room with down lighting and a double glazed window enjoying the wonderful views across the river. Recess for free standing wardrobes and a wall mounted electric heater.

Bathroom

modernised and quality fitted bathroom, heated towel rail, bath with over bath shower.



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 is given as to their accuracy or efficiency can be given. Made with Hologram 5/2012

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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