



Belvedere Court, Burnham-On-Crouch CM0 8AP  
£190,000

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 quite literally a stones throw to the river, ideal for the sailing, river sports or just a leisurely stroll along Burnhams gorgeous esplanade and riverfront.

The location offers easy access to the restaurants, public house, yacht clubs and shops makes this is flat an ideal home, buy to let or an Airbnb.

Offered with NO ONWARD CHAIN this very nicely presented ground floor two bedroom flat, offers a generous entrance /hallway with storage, spacious bright and airy lounge, kitchen and a good size double bedroom and bathroom.

To the front of the building is a dinghy park which is for the use of the residents.

### Entrance hall

Entrance door to a surprisingly large hallway which has solid wood flooring, two very useful and good size cupboards one of which has plumbing for a washing machine(to remain) and radiator.

### Lounge

15'6 x 11'3

This is a good size room nice bright and airy and again has solid wood flooring, television point and two radiators.

### Kitchen

7'8 x 6'9

Comprising of a range of white eye units with back tiling, matching base and draws with roll edge work surfaces over, space for fridge/freezer, built in oven, hob and extractor and a sink with drainer. Double glazed window to the side and radiator.

### Bedroom one

15'6 x 8'3

Double glazed window to the rear and radiator.

### Bedroom two

9'5 x 8'8

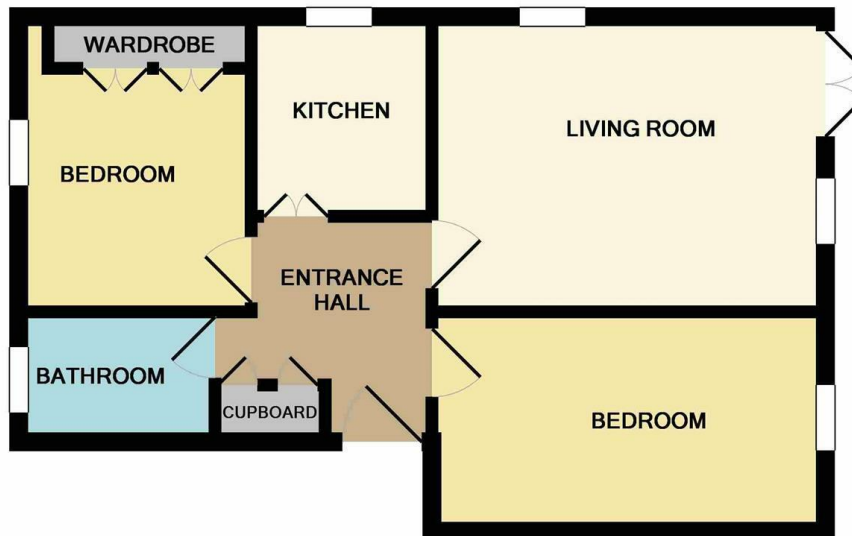
Two double fitted wardrobes with louvred fronted doors to one wall, double glazed window to the front and radiator.

### Bathroom

Panelled bath with above electric shower and curtain, pedestal hand wash basin, close coupled w/c, ceramic tiled walls, shaver point, radiator and double glazed window to the front.

The dinghy park to the front of the block is for use of the residents.

### Dinghy Park



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 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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#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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