



Crouch Road, Burnham-On-Crouch CM0 8DX
£149,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located very conveniently for the high street shops, restaurants, yacht clubs, riverfront, marina and railway station linked to London Liverpool Street Station.

This one bedroom first floor flat would make a great first time purchase, buy to let or perhaps even an Airbnb.

Offering modern style open plan living with a good size kitchen, open to the lounge and a bedroom with an en-suite shower room/w/c.

Externally the flat has its own allocated parking and guest space.

Main entrance door & stairs.

Intercom Entrance door to two flats on the first floor.

Entrance and hallway

Entrance door to the flat opening into an open hallway with electric wall mounted heater.

Kitchen

14 max 6'6

The kitchen is open to the hallway and lounge and offers modern style open plan living. There are a range of modern wood effect eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset electric hob with above extractor and oven below, space for fridge/freezer and plumbing for a washing machine, inset stainless steel sink, breakfast/dining bar and a double glazed window to the rear.

Bedroom en-suite

10'9 x 8'2

A good size double bedroom with a built in cupboard/wardrobe, wall mounted electric heater and a double glazed sash window to the side.

En-suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/majority tiled walls, double glazed window to the side.

Parking

The flats have a car park to the rear and Flat 6 has one allocated space plus guest parking.



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		
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