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Church & Hawes

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Estate Agents, Valuers, Letting & Management Agents



9 The Augers High Street, Burnham-on-Crouch, Essex CM0 8BD Guide price £120,000

****THIS PROPERTY IS FOR SALE BY THE MODERN METHOD OF AUCTION allowing the buyer/seller to complete within a 56 Day Reservation Period - see Auctioneer Comments for further information****

Occupying a wonderful, prominent position just off of Burnham's historic High Street and within walking distance of the banks of the River Crouch and Royal Burnham Yacht Club is this spacious second floor apartment, ideal for either a first time purchase, investment or as a second home. The property offers light and airy living accommodation accessed via a communal hallway leading to a dual aspect living/dining room leading to a kitchen, inner hallway, three piece bathroom and impressively sized bedroom which is complimented by built in wardrobes, Externally there is a parking area at the rear of the development. Early viewing is strongly advised. Energy Rating D.



AUCTIONEER COMMENTS:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE:

Communal entrance hall and staircase leading to property.

LIVING/DINING ROOM: 16'2 x 18'9 max (4.93m x 5.72m max)

Obscure double glazed entrance door opening into Living/Dining with double glazed windows to side, radiator, wall mounted flame effect electric fire, alcove with built in desk and storage unit, exposed wood floorboards, telephone entry system, doorway to:

KITCHEN: 10' x 6'10 (3.05m x 2.08m)

Double glazed window to side, range of matching wall and base mounted storage units and drawers, wooden work surfaces with inset single bowl sink/drainage unit, built in 4-ring electric hob with oven below, space and plumbing for washing machine and fridge/freezer, part tiled walls, tiled floor.

INNER HALLWAY:

Airing cupboard housing hot water cylinder, exposed wood floorboards, doors to:

BATHROOM:

Radiator, 3 piece white suite comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor, skylight window.

BEDROOM: 14'8 x 12'11 max (4.47m x 3.94m max)

Dual aspect room with double glazed windows to front and side, radiator, built in wardrobes, exposed wood floorboards.

EXTERIOR - PARKING:

There is a parking area at the rear of the development.

LEASE DETAILS:

125 years from June 1981 - 81 years remaining.

Service Charge - £1315.81 per annum.

Ground Rent - £100 per annum.

TENURE & COUNCIL TAX INFORMATION:

This is a leasehold property and falls within Council Tax Band B.

BURNHAM ON CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

