



Burnham Waters, Burnham-on-Crouch, Essex CM0 8NS
Prices from £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

'THE STOUR' Show Home Now Open at BURNHAM WATERS. VIEWINGS BY APPOINTMENT ONLY - Show Home Open daily between 10.00 am & 3.00 pm.

With generously proportioned accommodation of 94 sq.m. (1011 sq.ft.) of living space this bungalow is a spacious delight. The open plan kitchen, living and dining room provides views across the landscaped gardens at BURNHAM WATERS with our signature full height windows. The property benefits from a generous bedroom with en-suite and there is also a separate bathroom.

BURNHAM WATERS is a new and uniquely innovative approach to retirement living offering a vibrant and caring community for the over 55s with the aim of delivering a wealth of amenities and health facilities aimed at encouraging an active and enjoyable social lifestyle in a beautiful village community set in a countryside location.

BURNHAM WATERS offers modern energy efficient 1,2 and 3 bedroom homes that are thoughtfully planned, creating the perfect environment to enable residents to keep their independence and enjoy a happy and fulfilling lifestyle with friends and neighbours while having the reassurance of 24 hour care and support available where required.

LIVING/DINING:

25'7 x 14'1 (7.80m x 4.29m)

KITCHEN:

12'2 x 9'6 (3.71m x 2.90m)

BEDROOM:

14'1 x 14'1 (4.29m x 4.29m)

BATHROOM:

10'6 x 8'6 (3.20m x 2.59m)

KEY BENEFITS:

Low density, eco-efficient lifetime homes.

Low energy lighting on all communal areas.

On-site surgery with planned dialysis machine.

Landscape and ecology led zoned development.

Facilities for active & social lifestyles - gym & fitness centre classes, swimming pool, tennis courts, badminton, bowls, allotments and routes for walking and cycling for well being.

Community hub with cafe and shops.

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.

EVENT FEE:

Embracing the Resale Event Fee Concept:

A Smart Investment in Retirement Living.

In the realm of retirement living, the resale event fee concept is gaining momentum as a forward-thinking approach that benefits both residents and communities alike. This innovative fee structure not only ensures financial stability for retirees but also guarantees the longevity and appeal of retirement villages.

Our event fee structure initiates at 5% which is split between a fixed 2% community sustainability charge and a 3% event fee. The community sustainability remains fixed at 2% whereas the event fee increases by 1% per annum, to a maximum of 8%. This pricing model is unparalleled within the industry, and we take immense pride in providing all the associated benefits at such low rates.

Let's explore the key advantages that make the resale event fee at Burnham Waters appealing for those looking for comfortable and secure retirement living.

SERVICE CHARGE:

At Burnham Waters, we take great care in designing our service charges to ensure fairness and accuracy. These charges are subject to rigorous regulations, and we adhere to these standards without compromise. Your peace of mind is our top priority, and we are dedicated to complete transparency in all aspects. That's why we provide full access to service charge accounting details for all our valued residents. We believe that every resident at Burnham Waters should have a clear understanding of where their contribution is directed and how it benefits the community as a whole. Our comprehensive service charge covers a range of essential services and amenities, including but not limited to:

24/7 on-site security

Village CCTV

Landscape maintenance of the village and communal grounds

Utilities in common areas

Village lighting

High-speed internet connectivity (1Gb)

Village cleaning

Subsidised electric cycle scheme

Electric minibus service

Access to electric car share scheme

Subsidised fitness club membership

Service charges are not just fees; they are an investment in maintaining the unique charm of the development. By contributing, you are not only supporting the ongoing excellence of Burnham Waters but also ensuring that your living experience remains exceptional throughout your residency. These charges play a pivotal role in sustaining the vibrancy and appeal of the community. To maintain transparency and fairness, we have tailored the service charges to each house type. This ensures that the costs align with the services and amenities available to you. Please see the breakdown of service charges for each house type below:

The Colne: £253.94 per month

The Stour: £260.66 per month

The Crouch: £282.64 per month

The Chelmer: £286.17 per month

The Blackwater: £297.89 per month

Service Charge fees are fixed for a period of 10 years commencing 1st November 2023, providing you with financial predictability and peace of mind.



