



Burnham Waters, Burnham-on-Crouch, Essex CM0 8NS
Prices from £449,995

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Celebrate the Festive Season and join us for our next OPEN DAY EVENT on Sunday 7th December between 10.00 am and 5.00 pm.

We welcome you to our annual festive event to enjoy complimentary mince pies and mulled wine followed by Christmas carols around the tree at 4.00 pm.

Take a relaxed stroll through our beautifully dressed show homes and experience the warmth, joy and community spirit that makes Burnham Waters so special at this magical time of year.

Burnham Waters is an award winning community-first village for the Over 55s.

Homebuyer Incentives:

Fixed Service Charge for 10 years from 1st November 2023*

Now also available with our Assisted Move Scheme*

Reserve before 31st December 2025 to take advantage of our 5 year Free Service Charge*

*Terms & Conditions apply.

Call now to book your space at this festive event. 01621 782652

CHRISTMAS OPEN DAY EVENT:

Celebrate the Festive Season and join us for our next Open Day Event on Sunday 7th December between 10.00 am and 5.00 pm.

We welcome you to our annual festive event to enjoy complimentary mince pies and mulled wine followed by Christmas carols around the tree at 4.00 pm.

Call now to book your space at this festive event.

BURNHAM WATERS KEY BENEFITS:

A range of 1,2 and 3 bedroom modern, low density, eco-efficient lifetime homes.

Low energy lighting on all communal areas.

On-site medical facilities.

Landscape and ecology led zoned development.

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

Community hub with café and shops.

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:

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.

FIXTURES & FITTINGS:

High quality fixtures, fittings and appliances are included. Each property will have a choice of kitchen, bathroom and en-suite customisations and upgrades (subject to build

stage).

All homes have bi-fold doors opening onto a private patio area, triple glazed windows and underfloor heating throughout.

All halls, utility rooms, lounges and kitchens are fitted with hardwearing oak or chestnut effect vinyl plank flooring. Luxury carpets are fitted to all bedrooms and all bathrooms and en-suites feature tiled floors.

Externally all homes will have an electric car charging point, private driveway parking and a bin/bike storage.

HOMEBUYER INCENTIVE:

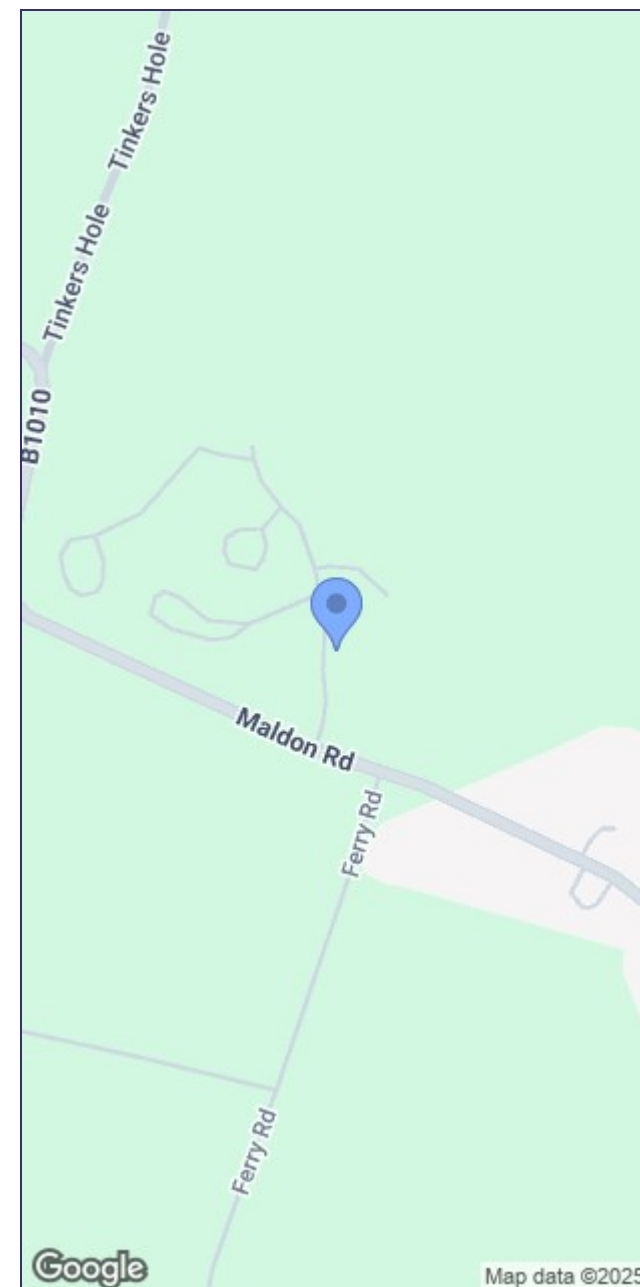
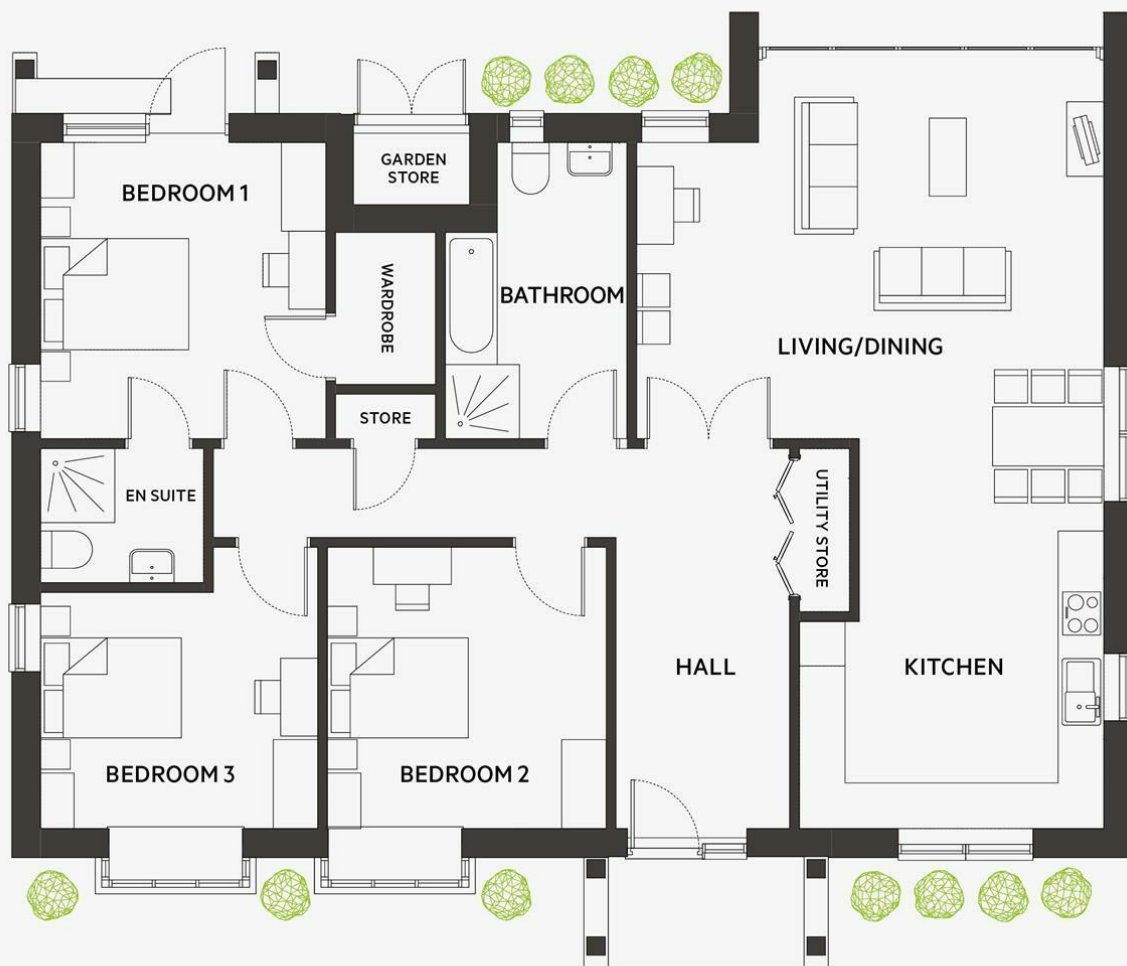
Fixed Service Charges for 10 years from 1st November 2023 - Now Also Available with our Assisted Move Scheme*

Service Charge Free for properties reserved before 31.12.2025.

*T&Cs apply. Please speak to our Sales Advisor for further details.

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.



Housing with Care
Design Award
Winner 2025

