



Burnham Waters, Burnham-On-Crouch, CM0 8QT  
Price £650,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



PLOT 23 NOW SSTC. This high specification home benefits from a principal bedroom with en-suite and built in wardrobe, a spacious second bedroom with feature bay window, large luxurious bathroom and stunning open plan living space with feature floor to ceiling windows. Show Homes Open 7 days a week - call to book an appointment on 01621 782652.

HOMEBUYER INCENTIVES:

Available for a limited time, if you reserve a new retirement property at Burnham Waters before 31st December 2025, we are offering a very special 'no service charge for five years' incentive – available across selected plots.

Fixed Service Charge for 10 years from 1st November 2023

Stamp Duty Fees Halved

Now also available with our Assisted Move Scheme

\*\*All subject to status and availability\*\*

\*\*Terms & Conditions apply\*\*

BURNHAM WATERS provides a range of beautifully designed and energy efficient properties offering a vibrant and caring community for the over 55s. Three fully furnished show homes are available to view including one, two and three bedroom designs all boasting spacious layouts, meticulous attention to detail and luxurious finishes. On site facilities will include a medical centre, on-site security, care assistance (365 days a year if required), community hub with shops and café and a health and fitness suite with heated indoor pool and tennis courts.

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

Spacious entrance hallway with fitted cloaks cupboard and utility store, doors to:

LIVING/DINING:

22' x 19'4 (6.71m x 5.89m )

KITCHEN:

16'9 x 9'2 (5.11m x 2.79m )

MASTER BEDROOM:

14'1 x 13'1 (4.29m x 3.99m )

EN-SUITE:

BEDROOM 2:

14'1 x 9'10 (4.29m x 3.00m )

BATHROOM:

9'6 x 8'2 (2.90m x 2.49m )

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.

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.

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.

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.

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.





