



Burnham Waters, Burnham-on-Crouch, CM0 8NS  
£710,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



3 BEDROOM BUNGALOW AT BURNHAM WATERS\*\* NEW YEAR INCENTIVES\*\* Thousands of pounds worth of annual saving. SHOW HOME OPEN DAILY BETWEEN 10am & 3pm - Call to book an appointment! SITE INCENTIVES AVAILABLE. 'The BLACKWATER' is the largest bungalow on the BURNHAM WATERS development spanning a generous 138 sq.m. (1485 sq.ft.) of light and airy living accommodation featuring our signature floor to ceiling picture window and three large bedrooms with the main bedroom benefiting from an en-suite and walk-in wardrobe. The layout has been carefully considered to enhance space and light throughout the home with the highest attention to detail evident in every room. BURNHAM WATERS is a new and uniquely innovative approach to retirement living offering a vibrant and caring community for the over 55's 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.

**LIVING/DINING:**  
20'8 x 16'9 (6.30m x 5.11m )

**KITCHEN:**  
17'5 x 13'5 (5.31m x 4.09m )

**BEDROOM 1:**  
13'1 x 12'10 (3.99m x 3.91m )

**BEDROOM 2:**  
12'6 x 12'6 (3.81m x 3.81m )

**BEDROOM 3:**  
15'10 x 13'8 (4.83m x 4.17m )

**BATHROOM:**  
13'1 x 8'2 (3.99m 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.

**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.

**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.





