

Burnham Waters, Burnham-on-Crouch, Essex CM0 8NS

Prices from £519,999

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
156 Station Road, Burnham on Crouch, Essex, CM0 8HJ
Tel: 01621 782652
burnham@churchandhawes.com

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SUNDAY 29TH NOVEMBER - Invitation to our BURNHAM WATERS CHRISTMAS EVENT between 2pm & 4.30pm at our Over 55s Community.

Christmas is just around the corner, and we'd love you to join us for a festive afternoon at Burnham Waters. We're bringing together residents, friends, families and the local community for our annual Christmas tree lights switch-on – with plenty of festive cheer along the way!

Enjoy complimentary mulled wine and mince pies, browse a selection of stalls from local businesses offering Christmas gifts, wreaths, flowers and ceramics, before we light up our 12ft Christmas tree.

Everyone's welcome! Whether you're already part of the Burnham Waters community, considering a move here, or simply live locally, we'd be delighted to see you. It's completely free to attend, but please book your place so we can make sure there's plenty of festive refreshments for everyone.
Call to Book your Free Place!

Show Homes Available to View. Incentives Available on Selected Plots.







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.

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.

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 approximate 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

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.
A verification fee payable in advance of £40 per person (including VAT) will apply.
These checks must be completed and successfully verified before we are able to progress with the purchase.
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.












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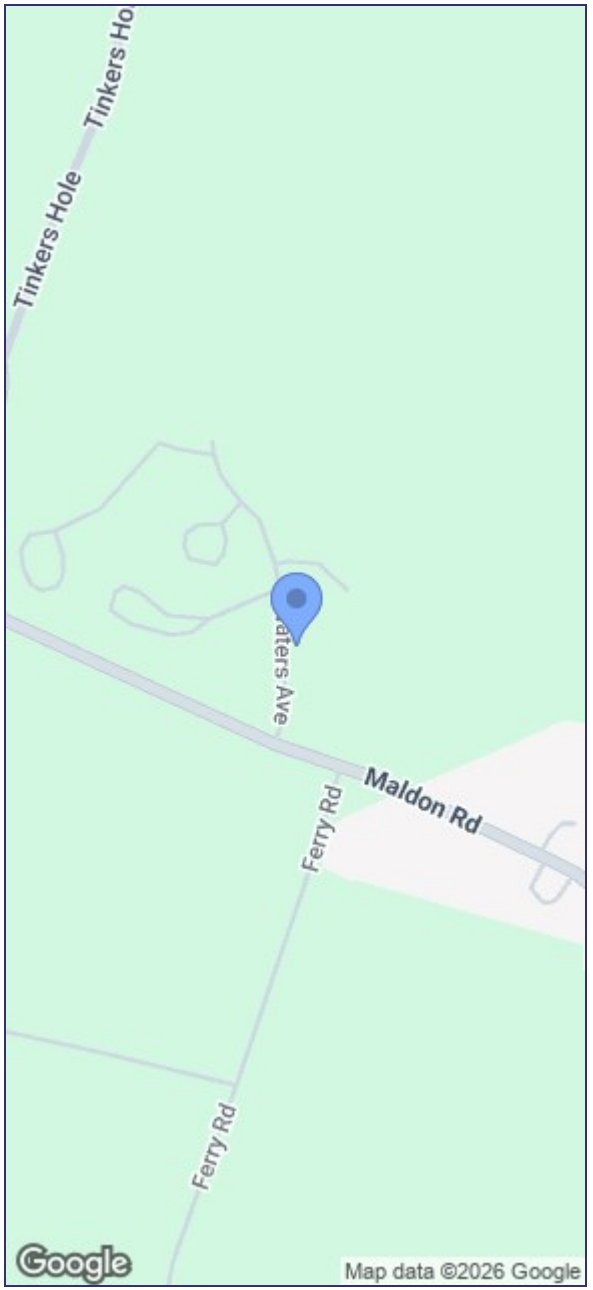
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