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

Prices from £450,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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A brand new innovation in community living. If you have been looking for over–55s retirement bungalows, then look no further than Burnham Waters in Essex. Our new village has been intelligently designed to comprehensively cater for the lifestyles, aspirations and needs of the over–55s.

Unlock a lifetime of savings on your new home
Welcome to Burnham Waters, where retirement living meets comfort and convenience. Nestled in the picturesque Burnham-on-Crouch, our community provides everything you need for a fulfilling retirement. Reserve one of our bungalows for sale in Essex and take advantage of our 'no service charge for life' offer on selected plots, allowing you to save up to £3,574.68 p.a, T&C's apply.

Plus, for a limited time, we are offering you the opportunity to take advantage of this offer, in conjunction with our assisted move scheme. This means we can help you to sell your existing property now, while helping you to make significant savings on your new home at Burnham Waters in the future – helping you with your financial planning, while offering peace of mind.

Also launching this year are 'WALK-IN WEDNESDAYS' - Join us every 2nd and 4th Wednesday of the month between 10.00am and 2.00pm, starting Wednesday 14th January. A relaxed opportunity to enjoy a cup of tea or coffee while exploring our new community, take a leisurely tour of our show homes and discover everything our retirement village has to offer, all at your own pace.

Burnham Waters is an award winning community-first village for the Over 55s. Offering a strong sense of community that brings people together, the freedom of maintaining personal independence while enjoying enhanced safety and security during the longer winter days.

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:
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.

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*
*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.

NO SERVICE CHARGES FOR LIFE
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CURRENT PRICE LIST:
THE RODING:
Plot 2 - £449,995
Plot 460,000

THE LEA:
Plot 45 - £499,995
Plot 49 - £525,000

THE CROUCH:
Plot 29 - £635,000
Plot 35 - £610,000
Plot 36 - £610,000

THE CHELMER:
Plot 18 - £660,000
Plot 6 - £650,000
Plot 7 - £650,000
Plot 9 - £685,000
Plot 10 - £685,000

THE BLACKWATER:
Plot 4 - £699,995
Plot 12 - £710,000
Plot 33 - £710,000

BEDROOM
ENSUITE
STORE
LIVING/DINING
STORE
GARDEN STORE
WC
HALL
STORE
KITCHEN
STORE

Tinkers Hole
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