



Juniper Drive, Burnham-On-Crouch, Essex CM0 8NS  
Price £650,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



PLOT 3 now SSTC @ Burnham Waters over 55's development. A stunning 2 bedroom property exquisitely designed and boasting a spacious layout with meticulous attention to detail and luxurious finishes. This high specification home benefits from a separate Utility Room and Master Bedroom with En-Suite and built in wardrobes. Show Home Open - Tuesday to Saturday 10am to 3pm - By Appointment Only.

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.

BURNHAM WATERS provides a range of beautifully designed and energy efficient properties offering a vibrant and caring community for the over 55's. 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.

The development and bungalows have been thoughtfully planned, creating the perfect environment to enable residents to keep their independence and enjoy a happy and fulfilling lifestyle with friends and neighbours while having the reassurance of 24 hour care and support available where required.

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:  
Spacious entrance hallway with fitted cloaks cupboard and doors to:

MASTER BEDROOM:  
14'1 x 12'8 (4.29m x 3.86m )

EN-SUITE:

OPEN PLAN KITCHEN/LIVING/DINING ROOM:  
Kitchen Area - 15'7 x 14'3  
Living/Dining Area - 20'3 x 17'2

UTILITY

BATHROOM:  
9'8 x 8' (2.95m x 2.44m)

BEDROOM 2:  
14'1 x 11'3 (4.29m x 3.43m)

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.

BURNHAM-ON-CROUCH:  
Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

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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.





