



**Burnham Waters, Burnham-on-Crouch, Essex CM0 8NS**  
Prices from £400,000

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

Saturday 26th April 10.00 am-3.00 pm - 'Stamp Duty Saver\*' Event

Join us on Saturday 26th April to explore the homes we have available and to find out more about our new Stamp Duty Saver incentive – which will be available for reservations taken at the event.

The new Stamp Duty Saver incentive has been introduced by Burnham Waters, to help mitigate the impact of the recent stamp duty increase, for purchasers. Reserve one of our bungalows, and we'll cover the difference to reduce your stamp duty costs – offsetting the increase that came into effect on April 1st.

Book an appointment with a member of our sales team today to secure your viewing slot on the day.

How does the 'stamp duty saver' incentive work?

Our 'Stamp Duty Saver\*' incentive is available on selected plots at Burnham Waters and will be available on reservations taken up to and including the 30th June 2025. Interested purchasers keen to take advantage of this limited time offer are advised to let the sales team know, prior to making a reservation. If agreed and available on your selected plot, upon reservation, details of the offer will be confirmed in writing by the Burnham Waters team. When you complete on your purchase at Burnham Waters, the additional stamp duty, which you would have incurred from 1st April 2025, will be deducted from the outstanding monies owed\*.

\*Subject to Terms & Conditions

## STAMP DUTY SAVER INCENTIVE:

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## 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:

## 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.

## 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.



