



Burnham Waters, Burnham-on-Crouch, Essex CM0 8NS
Prices from £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Saturday 11th April - Join us for a Special Homebuyer Event @ Burnham Waters.

For selected, ready-to-move-into bungalows, buyers can secure a brand-new retirement home with NO SERVICE CHARGES TO PAY FOR LIFE*.

Unlock a lifetime of savings on your new home @ Burnham Waters, a unique community-led, development for the Over 55s.

Our Sales Team will be on hand throughout the day to answer your questions. All Show Homes will be open to explore and reservations can be made on the day.

*Time-limited offer available on selected plots only.

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.

NO SERVICE CHARGES FOR LIFE

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 £3,575.68 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.

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.

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.



