



Maldon Road, Burnham-on-Crouch, Essex CM0 8NS
Prices from £485,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

'THE STOUR' Show Home Now Open at BURNHAM WATERS. Prices on The Stour range between £485,000 - £499,995. VIEWINGS BY APPOINTMENT ONLY - Show Home Open Wednesday to Saturday between 10 & 3 - call to book your viewing slot.

INCENTIVE: BURNHAM WATERS ARE OFFERING 3 YEARS FREE SERVICE CHARGE FOR ANY BUYER THAT EXCHANGES CONTRACTS BEFORE 14TH FEBRUARY 2024.

With generously proportioned accommodation of 94 sq.m. (1011 sq.ft.) of living space this bungalow is a spacious delight. The open plan kitchen, living and dining room provides views across the landscaped gardens at BURNHAM WATERS with our signature full height windows. The property benefits from a generous bedroom with en-suite and there is also a separate bathroom.

BURNHAM WATERS is a new and uniquely innovative approach to retirement living offering a vibrant and caring community for the over 55s with the aim of delivering a wealth of amenities and health facilities aimed at encouraging an active and enjoyable social lifestyle in a beautiful village community set in a countryside location. BURNHAM WATERS offers modern energy efficient 1,2 and 3 bedroom homes that are 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.

LIVING/DINING:

25'7 x 14'1 (7.80m x 4.29m)

KITCHEN:

12'2 x 9'6 (3.71m x 2.90m)

BEDROOM:

14'1 x 14'1 (4.29m x 4.29m)

BATHROOM:

10'6 x 8'6 (3.20m x 2.59m)

KEY BENEFITS:

Low density, eco-efficient lifetime homes.

Low energy lighting on all communal areas.

On-site surgery with planned dialysis machine.

Landscape and ecology led zoned development.

Facilities for active & social lifestyles - gym & fitness centre classes, swimming pool, tennis courts, badminton, bowls, allotments and routes for walking and cycling for well being.

Community hub with cafe and shops.

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.



